Medford High School



Medford Comprehensive High School Building Committee Meeting

03/23/2026

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LeftField

Agenda

- Roll call
- Approval of Meeting Minutes
  - February 25 MCHSBC Meeting
  - March 17 MCHSBC Meeting
- Approval of Invoices
- Request to Approve Spending to Citywide Mailer
- Community Input Summary
- Vote on Alternatives for Continued Study
- Adjournment

Approval of SBC Meeting Minutes

Vote to approve the Medford SBC meeting minutes from the February 25 ,and March 17, 2026 SBC Meetings

Approval of Invoices

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	2/28/2026	LeftField	9	OPM Feasibility Study/Schematic Design	OPM Feasibility Study Services from February 1 - February 28, 2026	$ 20,000.00
0002-0000	2/28/2026	SMMA	64391	A&E Feasibility Study/Schematic Design	A&E Feasibility Study Services from February 1 - February 28, 2026	$ 90,000.00
0003-0000	2/28/2026	SMMA	64391	Environmental & Site	Environment & Site Feasibility Study Services from February 1 - February 28, 2026	$ 173,969.08
					TOTAL:	**$ 283,969.08**

The invoices listed above are consistent with the approved Total Project Budget and to the best of our knowledge, are eligible for reimbursement from the Massachusetts School Building Authority. LeftField, LLC recommends that the invoices be approved and paid.

Budget Update

Through February 2026

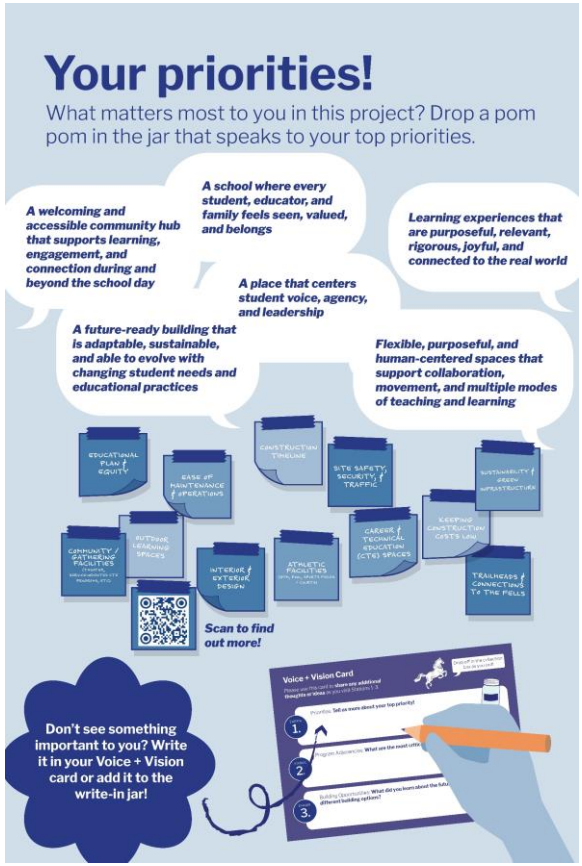
Category	Feasibility Study Budget	Committed to Date	Spent to Date
OPM Feasibility Study/Schematic Design	$ 600,000	$ 542,600	$ 205,000
A&E Feasibility Study/Schematic Design	$ 1,591,536	$ 1,591,536	$ 315,000
Environmental & Site	$ 528,447	$ 553,747	$ 205,869
Other	$ 280,017	$ -	$ -
SUB-TOTAL	$ 3,000,000	$ 2,687,883	$ 725,869

Vote to approve Spending for Citywide Informational Mailer

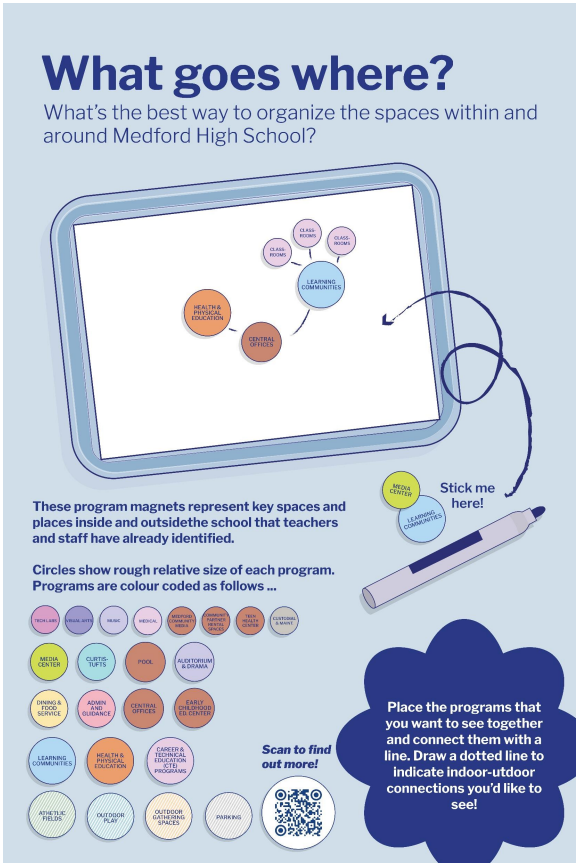
Community Input Summary

Methods of Engagement

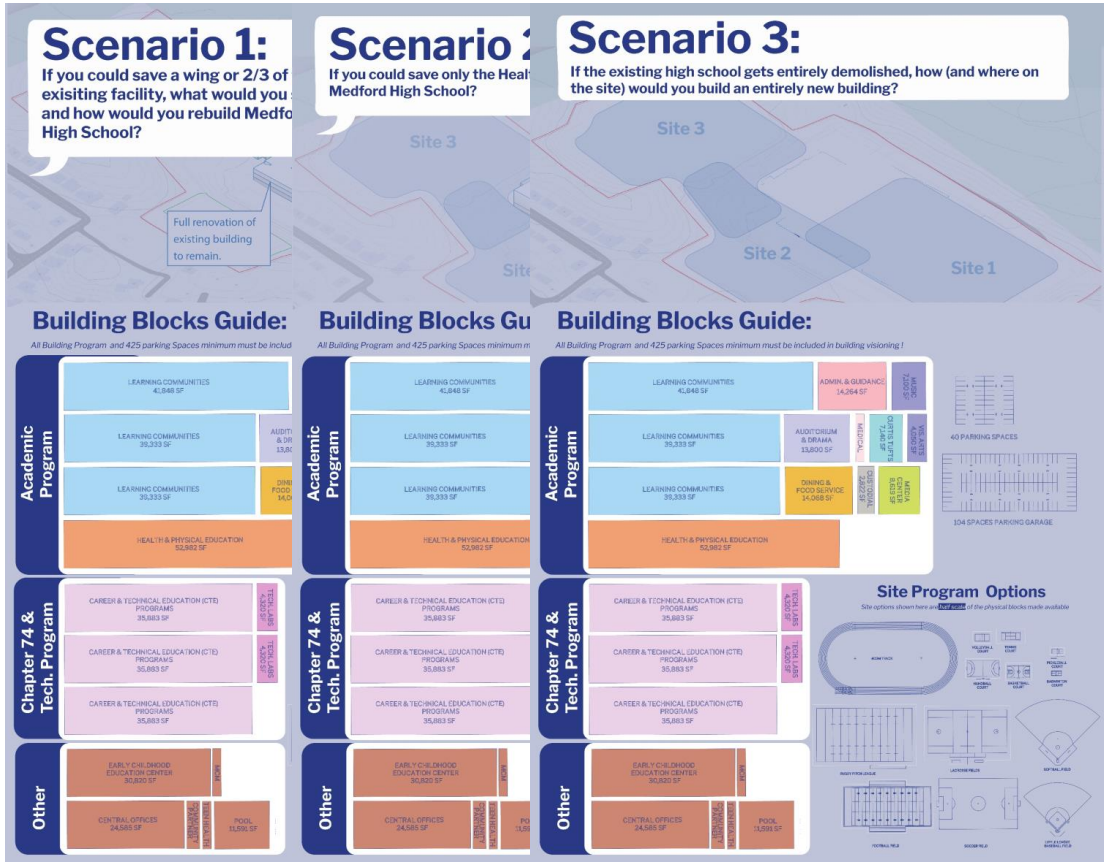
Priorities Pom Poms & Write-Ins



Building & Site Program **Adjacencies**



B/C/D Alternatives Block Model Studies

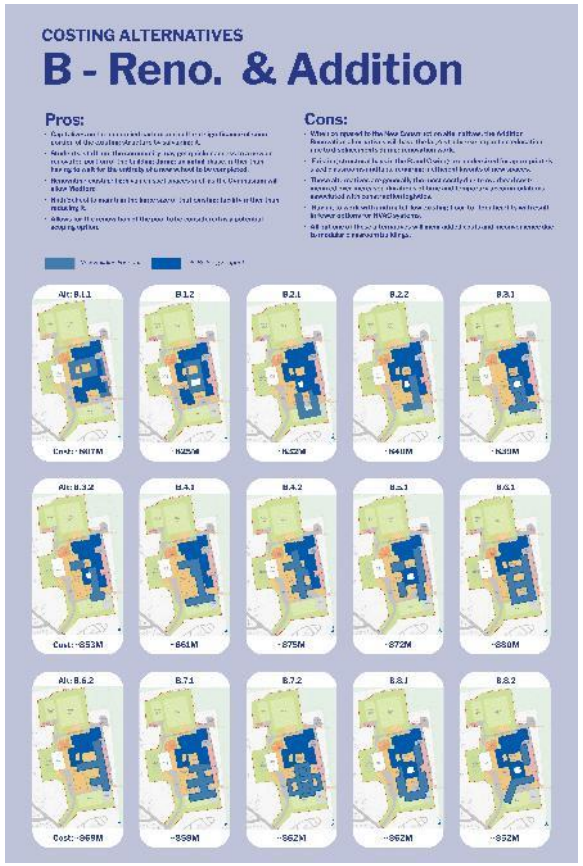


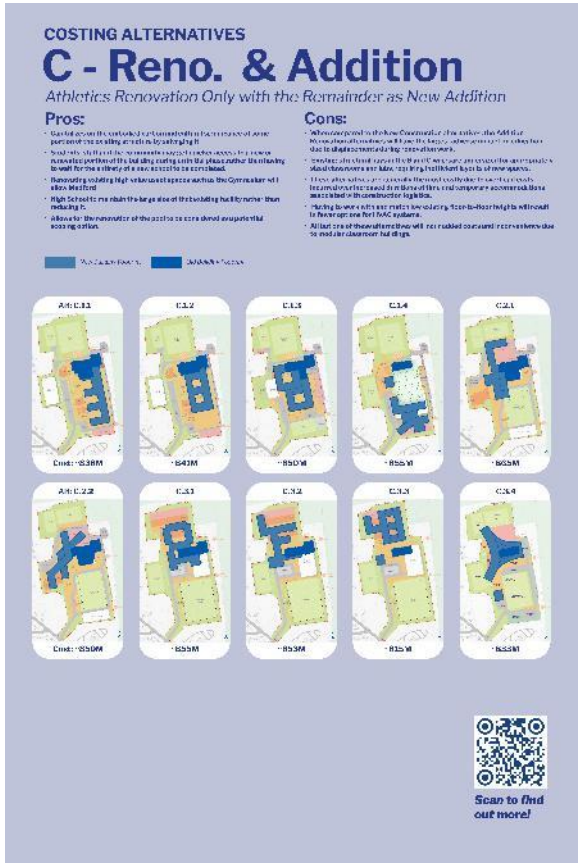
Methods of Engagement

Voice & Vision Cards



Alternative Boards and Dots







Input – Voice + Vision Cards

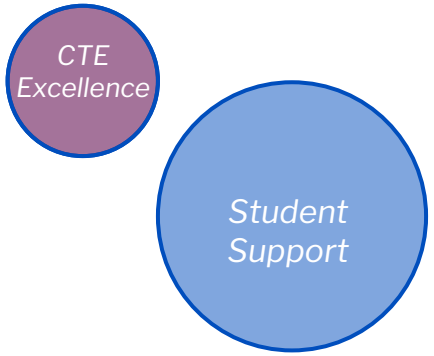


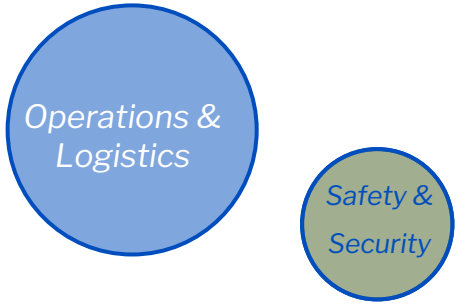
Respondents/ Thoughts and Concerns

Staff

65 responses







Drivers

- Functional workspaces
- Classroom ownership
- HVAC/climate control
- Windows/natural light

- Counseling access
- After-school supervision
- Specialized programs (e.g., Curtis Tufts).

- Parking congestion
- Traffic flow
- Bathroom privacy/safety
- Pick-up/drop-off logistics.

*"**Every teacher has their own classroom.** There needs to be much more discussion with all staff. The building is a school first".*

*"Please have all classroom spaces have windows. **Working HVAC.** All teachers have own classroom.*

*"For privacy of students receiving special ed services the office needs to be centrally located so all students will access these spaces. **So students do not feel singled out or 'special'.**"*

*"Make a path for cars that goes completely around the school. That way **pick up can be streamlined.**"*

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Respondents/ Thoughts and Concerns

Community

26 responses







Drivers

- The preservation of the pool, gym, and vocational shops as accessible public assets

*"The building hosts many outside programs... while the top priority is education, **we also are a hub** and have potential for hosting many other community events."*

*"The **shops have started engaging more** with the Medford Community. I would love to keep them clustered together in a way that is also accessible to the public."*

- Managing traffic congestion on Winthrop St.
- Parking safety
- Green energy initiatives

*"**It shouldn't take 30 minutes to leave the parking lot everyday.** We really need a better traffic pattern for safety reasons; the driveway out to Winthrop."*

*"**Green energy should be a priority,** opportunity for the city to make money to re-invest and offset Prop 2.5."*

- Ensuring academic spaces and teacher needs are prioritized over athletic or "extra" facilities

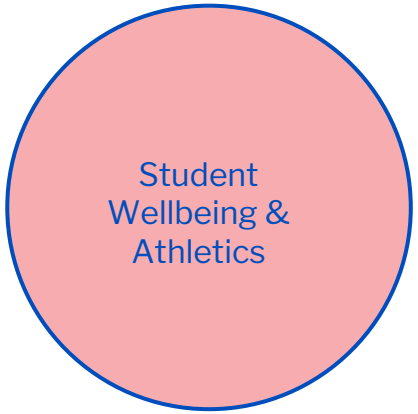
*"I'm definitely looking forward to this... I think we need to **focus on the building/academics over athletics.**"*

*"If teachers share classrooms then there should be office spaces... otherwise, it becomes a **daily time loss** to clean and put stuff away."*

Respondents/ Thoughts and Concerns

Parents

28 responses



Drivers

- Modernizing sports facilities (gym/pool)
- Integrating SEL (Social Emotional Learning)
- Counseling access

*"I hope the **existing gym size does not factor meaningfully** into the decision making. A new gym at the max allowable size seems sufficient for Medford."*

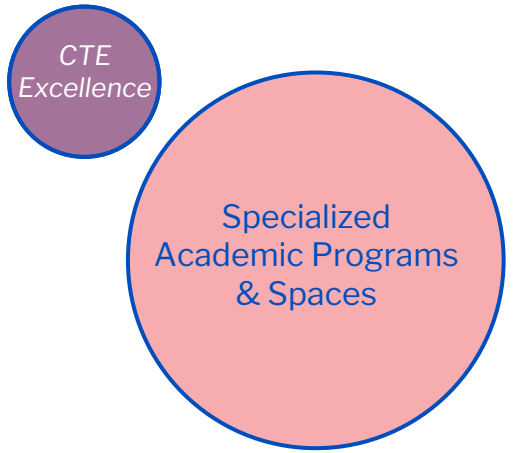
*"Having **sports all located @ MHS** instead of traveling... supporting kids & families. MHS is Medford."*



- Ensuring safe biking and walking routes
- Addressing the Winthrop St. bottleneck
- Campus security

*"We need to figure out how to **make it safe for kids to bike to school.** Build in another route into MHS off Winthrop so less of a bottleneck."*

*"I think the building should move forward so people **aren't greeted by parking lots.** Would help encourage biking or walking, as buses are hardly provided."*



- Dedicated spaces for Early Childhood, CTE, the Arts
- The rebranding of "Medford Academy" (Curtis)

*"Learning communities are the hub for students + teachers to check in daily... **outdoor classrooms** to be used for 'regular' classes."*

*"Considerations for transportation to school... separating spaces that are largely community used such as the **pool & early childhood close to the front.**"*

Priorities
Pom Poms & Write-Ins

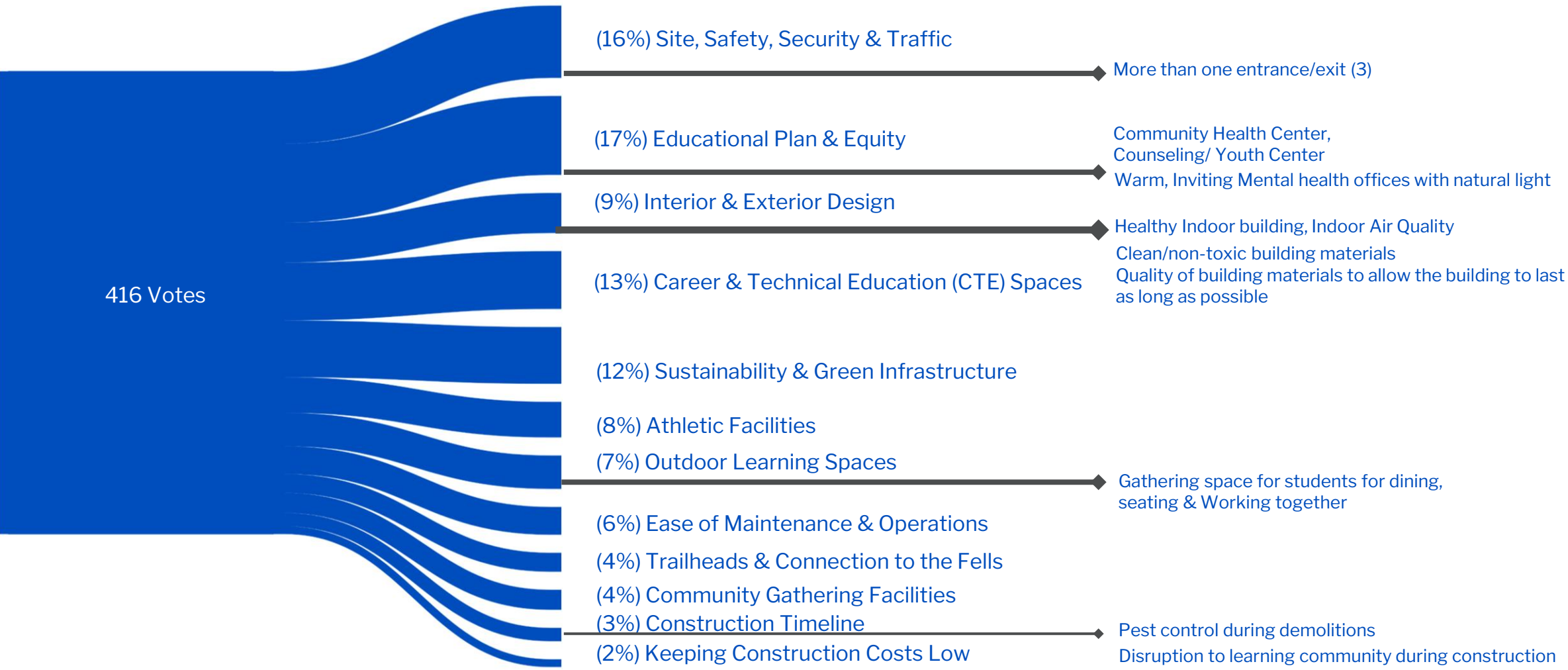


Priorities / Jars and Write-ins: What matters most to you in this project?

Staff, Parents & Community

A total of (416) votes were cast. Each person had 3 possible votes

Priority Jars *Write-ins*



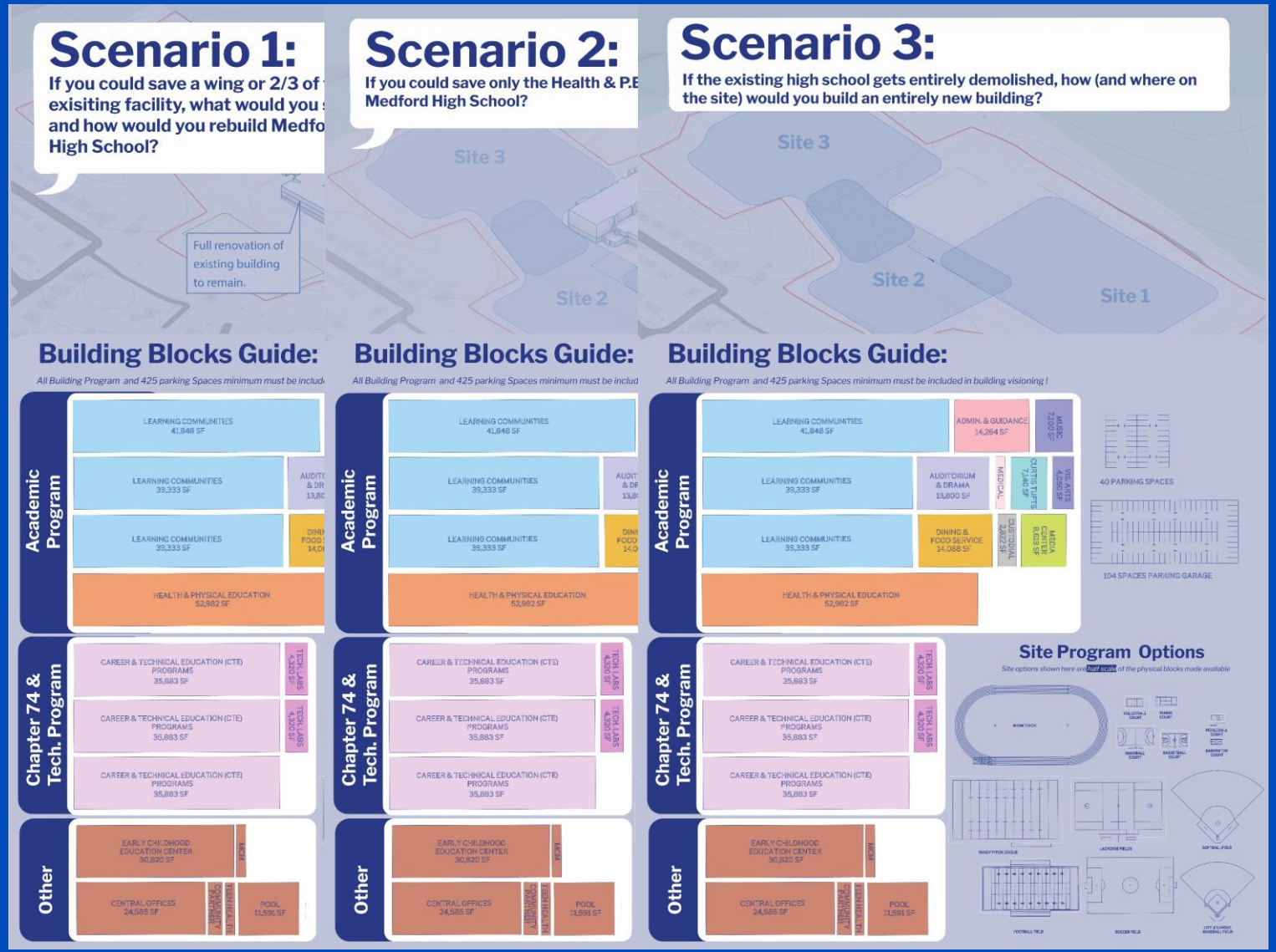
Priorities / Vision Cards: What matters most to you in this project?

Priorities	Key Words	Secondary/Parallel Concerns	Insights
Site, Safety, Security & Traffic	• Traffic nightmare; One road access; Emergency egress; Effective parking/drop off; Second driveway; • Site flow; Pedestrian safety; Site bottleneck; Parking garage; Wayfinding	• Neighborhood traffic impact; • Commute times for families; • Secure site boundaries; • Visibility of entrances.	The site's single entry point is viewed as a "systemic failure point." Safety is defined by the school's ability to breathe; traffic is not just an inconvenience but a perceived barrier to emergency response and a daily stressor that compromises the security of the campus.
Educational Plan & Equity	• Natural light; Windows; Circular flow; • Home base classrooms; Modern standards; Flexible seating; Large whiteboards; Colorful walls; Warm aesthetics; Shared public squares	• Personalization of teacher spaces; • Eliminating "dead space"; Acoustic controls; Collaborative desks/tables.	A classroom is not just a room; it's a "home base." Teachers express that moving between rooms creates "chaos," suggesting that design must prioritize teacher stability to ensure student success and emotional regulation.
Career & Technical Education(CTE) Spaces	• Integrate academics + CTE; Loud/Smelly shops; Vocational facilities; Community-facing shops; Culinary; Medical ambulance bay; Arts wing connection; Robotics; Biotech; CTE shops access	• Proximity to SPED/ESL services; • Public presence of vocational programs; • Modern equipment; Social integration.	The community wants CTE to be "de-siloed." The goal is to make vocational programs a visible and prestigious part of the school rather than tucked away in a separate wing, fostering a "culture of the trades" for all students
Sustainability & Green Infrastructure	• LEED; Green roof; Geothermal; Solar powered; • Car-lite; Walking/biking; • HVAC limitations; • Energy efficiency; Net zero; • Sustainable materials	• Transition from car dependency; • Offset Prop 2.5 costs; • Improved air quality; • Working HVAC systems.	Sustainability is framed as a financial strategy: by investing in green infrastructure now, the city can "make money" through energy savings to reinvest back into the schools and offset taxpayer burdens.
Athletic Facilities	• Mustang Central; The Cage; • Swimming pool; Football field at school; Gym/Theater cluster; Community support; • Fitness center; Locker room privacy; Turf fields; Health adjacencies	• Shared community hubs; • Youth sports access; • Retention of the pool; • Athletic presence.	Athletics are described as the "heartbeat" of Medford; facilities are viewed as essential community assets that keep families and kids "alive and supported" beyond school hours.
Ease of Maintenance & Operations	• Durable materials; Cleaning access; Custodial needs; HVAC maintenance; Easy maintenance; Student flow; Durable flooring; Upkeep; Trash/recycling flow; Operating costs	• Designing for "unseen" staff; Custodial efficiency; Long-term durability; Reducing repair costs..	Respondents note that "simple flow" (fewer stairs, durable materials) is a maintenance strategy. Good design is seen as something that helps custodial staff keep the building "healthy" with less effort.

Priorities / Vision Cards: What matters most to you in this project? *Contd.*

Priorities	Key Words	Secondary/Parallel Concerns	Insights
Community Gathering Facilities	• Teen center; Public presence; Community health center; Bond areas; Public squares; Auditorium; After-hours space; SEL support; Theater service; Community PR	• Providing voice for the working class; Preventing student isolation; Therapeutic mentoring; Community use of gyms.	*There is a profound desire for a "Teen Center" that feels different than school—a non-academic, therapeutic space staffed by mentors to provide a safe haven for kids after 3:00 PM and prevent social isolation.*
Trailheads & Connections to Fells	• Interface with nature; Fells part of campus; Hiking trails; Wild spaces near Winthrop; Outdoor dining; Topography challenges; Runoff; Walking/biking; Tree line; Forest access	• Ecological preservation; Science/Nature integration; Addressing site drainage; Trailhead visibility.	*The Fells is currently seen as a "boundary" rather than a "resource." Respondents want to dissolve the physical wall between the school and nature to make the forest feel like a classroom.*
Keeping Construction Costs Low	• Prop 2.5; Save and renovate; Pricey options; Community PR campaign; Reusing buildings; Cost-based decisions; Affordable taxes; Financial transparency; Offset costs; ROI	• Phased construction; Balancing cost with quality; Long-term tax implications; Explaining the "need" to taxpayers.	*Cost concerns are tied to communication; respondents feel a "serious community PR campaign" is needed to justify costs and show that cheap fixes (like simple renovations) may be more expensive long-term.*
Educational Plan & Equity	• SPED centrally located; TLP classrooms; Equity in learning; Language learners (EL); Interdisciplinary humanities; Seminar-style; Inclusion; Curtis Tufts; Staff voice; Equity access	• Avoiding "singling out" SPED students; Professional collaboration space; Diverse student needs; Adult transition programs.	*Equity is defined by "invisible support"—placing services (like PT/OT or SPED offices) in central locations so that students receiving help don't feel "othered" or isolated from the general population.*
Construction Timeline	• Transition plan; Phasing; Logistics issues; Disruption to learning; Moving classrooms; Temporary trailers; Multi-year plan; Staff discussion; Building a school first	• Mental load on staff/students; Safety during construction; Communication of timeline; Phase-by-phase impacts.	*The "timeline" is not just about the end date; it's about the "logistics of the middle." Staff are highly concerned that the construction phase itself could derail educational progress for current cohorts.*
Outdoor Learning Spaces	• Courtyard; Garden; Outdoor classroom; Open air staircase; Connectivity; Outdoor dining; Flexible outdoor space; Roof deck; Nature learning; Greenhouse	• Accessibility for all students; Mental "breathing room"; Multi-use spaces; Fresh air access.	*Outdoor spaces are not viewed as "recess" areas but as "stress-relief valves", extensions of the learning environment that allow for both quiet reflection and active experimentation.*

Building Opportunities



Building Opportunities by Respondents /

What did you learn about the future site by exploring different building options?

Suggestions	
New Construction vs. Renovation	• A core debate among respondents, with many shifting toward supporting a complete rebuild after learning about the "expensive and restrictive" nature of renovating the existing 1970s structure.
Multifunctional Parking Solutions	• Strong interest in a parking garage, particularly "under-field" options or designs that feature rooftop gardens or athletic tracks to maximize limited site space.
Site Access & Traffic Mitigation	• Recurring calls for a second entrance/exit to the campus to resolve the current "bottleneck" and address safety concerns regarding emergency egress.
Integration of Special Programs (Curtis-Tufts)	• Enthusiastic support for finally incorporating the Curtis-Tufts program and other satellite services directly into the new high school design.
Modernized STEM & Maker Spaces	• Opportunities to design labs with necessary utilities (like sinks) in "reasonable locations" to better support collaborative, hands-on learning.
Utilizing Topography	• Interest in "building into the hill" or leveraging the site's challenging elevation changes to create unique architectural levels and better connections to the Fells.
Capacity for Future Growth	• Recognition that the new school will likely be "significantly bigger" and must be designed to accommodate future enrollment and potentially a co-located stadium.
HVAC & Air Quality Overhaul	• Highlighting that current HVAC limitations are a primary driver for the project, as partial renovations may not solve deep-seated system failures.
Visual Communication & Engagement	• Appreciation for 3D and "Lego" models, which participants noted were essential for understanding the scale and possibilities of different site configurations.
Flexible Interdisciplinary Layouts	• Designing for "mixed curriculum" in classroom wings to break down traditional departmental silos and allow staff to collaborate more effectively.

"It’s surprising how expensive and restrictive renovations will be in comparison to a completely new build... I find myself leaning toward a rebuild, which I didn't expect!“

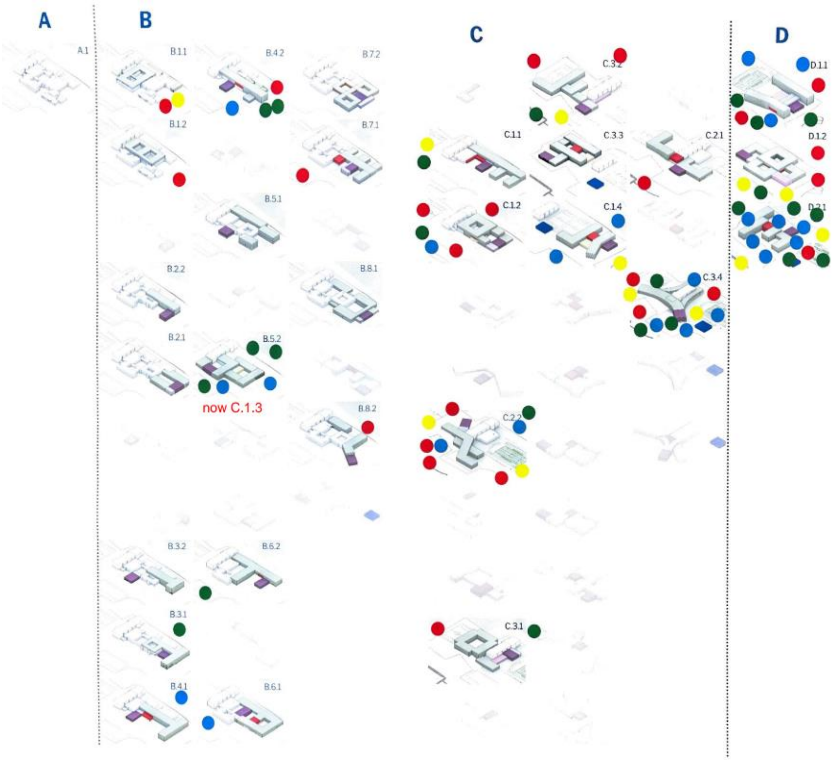
"The current building layout is not sufficient to accommodate new ideas. We need to move ahead without fear and look at the amount of options available for a unique, fitting school."

— Staff & Community respondents

Preference Mapping of Alternatives

Preference Mapping of Alternatives

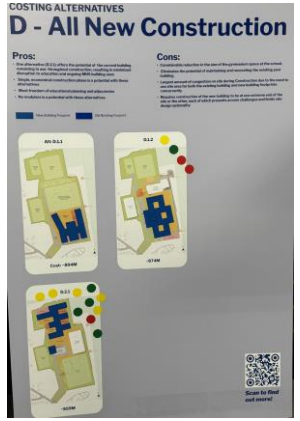
In-person "dots voting" at the 01/14/26 MCHSBC Meeting



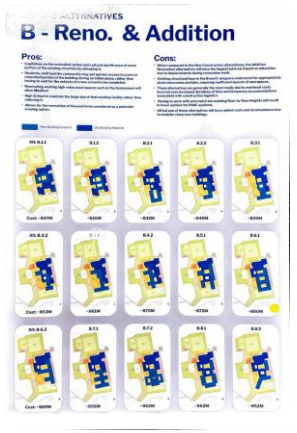
In-person "dots voting" at the 03/03/26 Staff Workshop

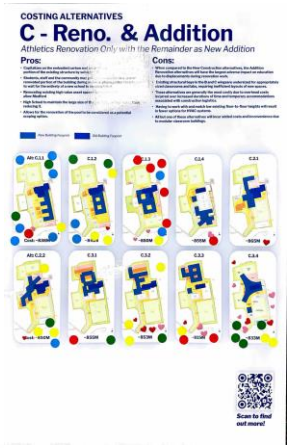


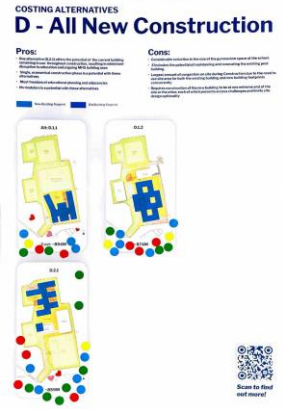




In-person "dots voting" at the 03/05/26 Community Workshop & 03/18/26 Abutters Meeting







Preference Mapping of Alternatives

Combined results for in-person "dots voting".

Includes:

- Initial SBC/community voting from 01/14/26 SBC meeting
- HS staff voting from 03/03/26 workshop
- Community voting from 03/05/26 workshop
- Abutter voting from 03/18/26 meeting

Alternative A – Code Upgrade

Alternative Number	👍
A.1	0

Alternative B – Renovation & New Addition

Alternative Number	👍
B.1	
B.1.1	3
B.1.2	1
B.2	
B.2.1	0
B.2.2	1
B.3	
B.3.1	1
B.3.2	0
B.4	
B.4.1	1
B.4.2	4
B.5	
B.5.1	0
B.6	
B.6.1	2
B.6.2	1
B.7	
B.7.1	7
B.7.2	5
B.8	
B.8.1	3
B.8.2	1

Alternative C - Athletics Renovation Only & New Addition

Alternative Number	👍
C.1	
C.1.1	13
C.1.2	20
C.1.3, *was B.5.2*	15
C.1.4	5
C.2	
C.2.1	2
C.2.2	15
C.3	
C.3.1	4
C.3.2	12
C.3.3	13
C.3.4	28

Alternative D - New Construction

Alternative Number	👍
D.1	
D.1.1	19
D.1.2	22
D.2	
D.2.1	43

Preference Mapping of Alternatives



C.3.3 — 13 Votes

~815M

C.1.1 — 13 Votes

~838M

C.3.2 — 12 Votes

~853M

B.7.1

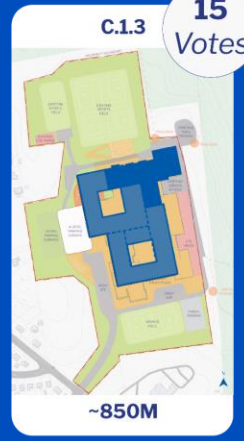
~858M

C.2.2 — 15 Votes



~850M

C.1.3 — 15 Votes



~850M

C.3.4 — 28 Votes



~833M

D.2.1 — 43 Votes



~859M

D.1.1 — 19 Votes



~894M

C.1.2 — 20 Votes



~841M

D.1.2 — 22 Votes



~874M

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Initial Reactions to Alternatives

Results from 03/23 SBC Straw Poll

Alternative A – Code Upgrade

Alternative Number	👍
A.1	0

Alternative B - Renovation & New Addition

Alternative Number	👍
B.1	
B.1.1	2
B.1.2	2
B.2	
B.2.1	1
B.2.2	1
B.3	
B.3.1	0
B.3.2	0
B.4	
B.4.1	2
B.4.2	1
B.5	
B.5.1	0
B.6	
B.6.1	0
B.6.2	0
B.7	
B.7.1	2
B.7.2	1
B.8	
B.8.1	0
B.8.2	0

Alternative C – Athletics Renovation Only & New Addition

Alternative Number	👍
C.1	
C.1.1	1
C.1.2	0
C.1.3, *var B.5.2*	3
C.1.4	3
C.2	
C.2.1	1
C.2.2	7
C.3	
C.3.1	6
C.3.2	4
C.3.3	10
C.3.4	11

Alternative D – New Construction

Alternative Number	👍
D.1	
D.1.1	9
D.1.2	3
D.2	
D.2.1	10

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Initial Reactions to Alternatives/

Results from SBC 03/23

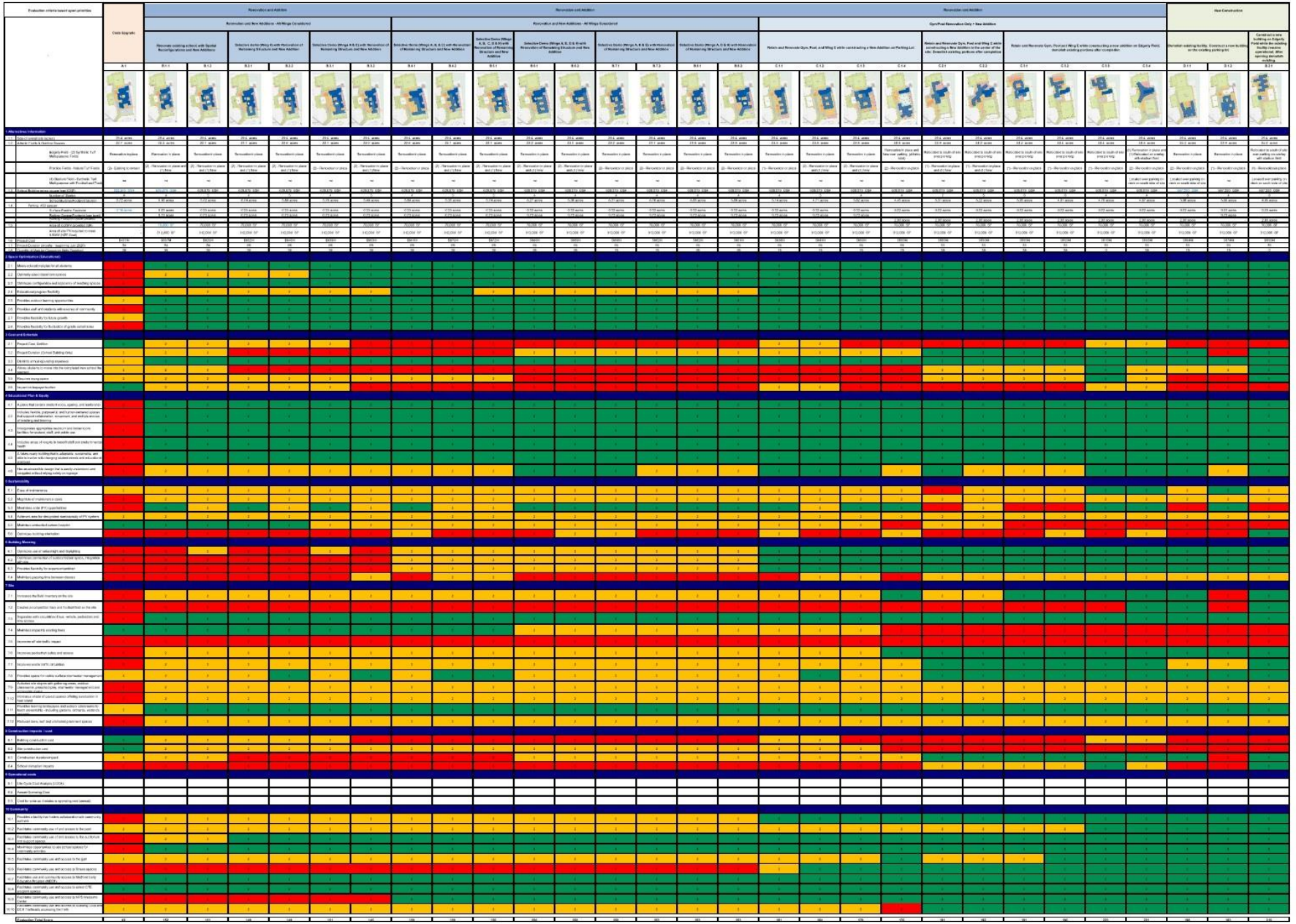
Straw Poll



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Alternatives for Continued Study

Evaluation Criteria Matrix



A – Code Upgrade Option

Alt A.1
Cost: ~$437M





New Building Footprint

Existing Building Footprint

Summary:

- **Base Repair at the existing Medford High School facility**
- **Estimated total project cost of $437,180,506**

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B – Renovation & Addition Options

Alt B.1.1
Cost: ~$807M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint) which proposes:
  - 117,674 sf of new construction above the existing Western Academic and PE/Dining Wings and outward from the existing Vocational Wings
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 485,303 sf of the remaining existing school building
- Estimated total project cost of $806,618,975

B – Renovation & Addition Options

Alt B.1.2
Cost: ~$825M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint) which proposes:
  - 141,510 sf of new construction above the existing Central Academic and PE/Dining Wings
  - Selective demolition of 23,835 sf of the existing Central Academic Wing to bring daylight to windowless classrooms,
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 461,467 sf of the remaining existing school building
- Estimated total project cost of $825,209,435

B – Renovation & Addition Options

Alt B.2.1
Cost: ~$832M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 186,280 sf of new construction as 3 Stories, in place of the existing Arts Wing and outward from the existing Central Academic Wing to the south
  - Selective demolition of 13,274 sf of the existing Central Academic Wing to bring daylight to windowless classrooms,
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 416,697 sf of the remaining existing school building
- Estimated total project cost of $831,953,853

B – Renovation & Addition Options

Alt B.2.2
Cost: ~$840M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 186,280 sf of new construction as 5 Stories, in place of the existing Arts Wing and outward from the existing Central Academic Wing to the south
  - Selective demolition of 13,274 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 416,697 sf of the remaining existing school building
- Estimated total project cost of $840,291,545

B – Renovation & Addition Options

Alt B.3.1
Cost: ~$839M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 281,693 sf of new construction as 4 Stories, in place of the existing Arts Wing and Western Academic Wing, above the existing Central Academic Wing and outward from the existing Central Academic Wing to the south
  - Selective demolition of 18,216 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 321,284 sf of the remaining existing school building
- Estimated total project cost of $839,085,333

B – Renovation & Addition Options

Alt B.3.2
Cost: ~$853M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 276,751 sf of new construction as 5 Stories, in place of the existing Arts Wing and Western Academic Wing, above the existing Central Academic Wing and outward from the existing Central Academic Wing to the south
  - Selective demolition of 13,274 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 321,284 sf of the remaining existing school building
- Estimated total project cost of $853,279,947

B – Renovation & Addition Options

Alt B.4.1
Cost: ~$861M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 385,677 sf of new construction as 4 Stories, in place of the existing Arts Wing, Western Academic Wing and Central Academic Wing, and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 217,300 sf of the remaining existing school building
- Estimated total project cost of $861,488,541

B – Renovation & Addition Options

Alt B.4.2
Cost: ~$875M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Entrance Plaza to the south) which proposes:
  - 385,677 sf of new construction as 5 Stories, in place of the existing Arts Wing, Western Academic Wing and Central Academic Wing, above a portion of the existing PE/Dining Wing and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 217,300 sf of the remaining existing school building
- Estimated total project cost of $874,858,931

B – Renovation & Addition Options

Alt B.5.1
Cost: ~$872M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Entrance Plaza to the south) which proposes:
  - 349,080 sf of new construction as 5 Stories, in place of the existing Arts Wing, Western Academic Wing and Vocational Wings, and outward from the existing Central Academic Wing to the south
  - Selective demolition of 13,274 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 235,681 sf of the remaining existing school building
- Estimated total project cost of $872,276,732

B – Renovation & Addition Options

Alt B.6.1
Cost: ~$880M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Entrance Plaza to the south) which proposes:
  - 380,809 sf of new construction as 3 Stories, in place of the existing Arts Wing, Central Academic Wing and Vocational Wings, and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 222,168 sf of the remaining existing school building
- Estimated total project cost of $879,637,899

B – Renovation & Addition Options

Alt B.6.2
Cost: ~$869M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 380,809 sf of new construction as 4 Stories, in place of the existing Arts Wing, Central Academic Wing and Vocational Wings, and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 222,168 sf of the remaining existing school building
- Estimated total project cost of $869,352,651

B – Renovation & Addition Options

Alt B.7.1
Cost: ~$858M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 337,492 sf of new construction as 3 Stories, in place of the existing Arts Wing, Central Academic Wing and the Southern Vocational Wing, and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 265,485 sf of the remaining existing school building
- Estimated total project cost of $857,642,852

B – Renovation & Addition Options

Alt B.7.2
Cost: ~$862M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Entrance Plaza to the south) which proposes:
  - 337,492 sf of new construction as 3 Stories, in place of the existing Arts Wing, Central Academic Wing and the Southern Vocational Wing, and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 265,485 sf of the remaining existing school building
- Estimated total project cost of $862,190,788

B – Renovation & Addition Options

Alt B.8.1
Cost: ~$862M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Entrance Plaza to the south) which proposes:
  - 276,825 sf of new construction as 3 Stories, in place of the existing Arts Wing and Vocational Wings, and outward from the existing Central Academic Wing to the south
  - Selective demolition of 18,216 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 326,152 sf of the remaining existing school building
- Estimated total project cost of $861,997,005

B – Renovation & Addition Options

Alt B.8.2
Cost: ~$852M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Entrance Plaza to the south) which proposes:
  - 276,825 sf of new construction as 4 Stories, in place of the existing Arts Wing and Vocational Wings, and outward from the existing Central Academic Wing to the south
  - Selective demolition of 18,216 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 326,152 sf of the remaining existing school building
- Estimated total project cost of $851,543,036

C – Renovation & Addition Options

Alt C.1.1
Cost: ~$838M





New Building Footprint

Existing Building Footprint

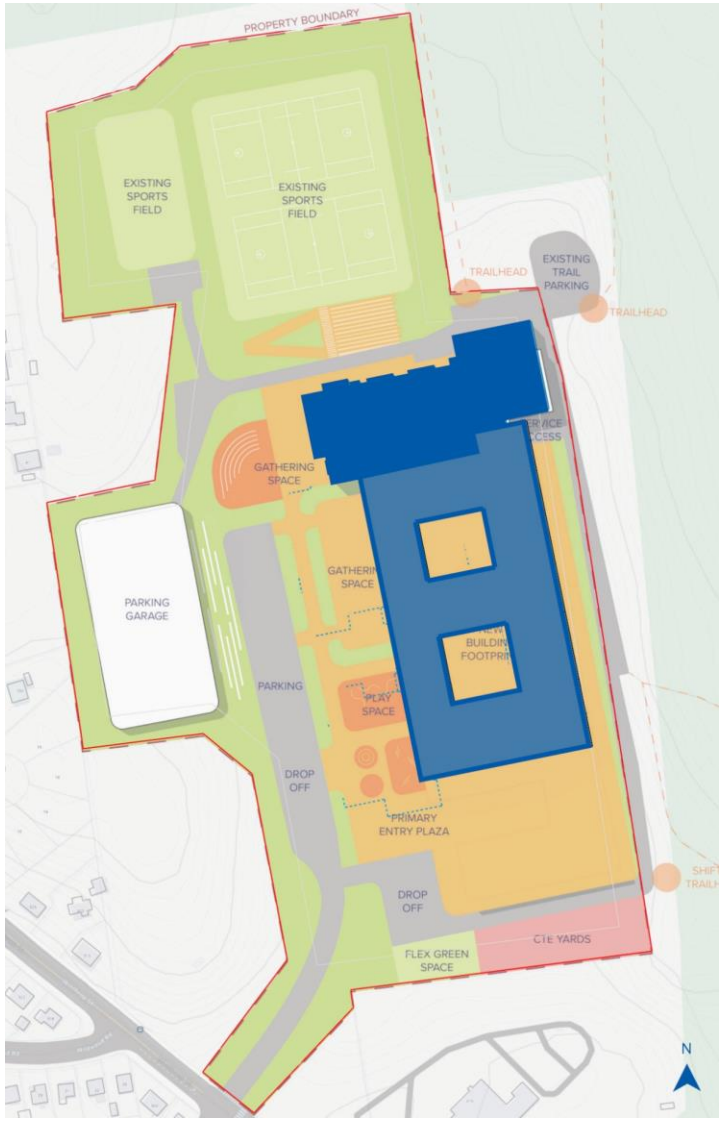
Summary:

- Addition/renovation (On the Existing Footprint and on the Parking Lot to the south) which proposes:
  - 471,280 sf of new construction as 4 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings, above a portion of the existing PE/Dining Wing, and outward from the existing Central Academic Wing to the south
  - Light Renovation of 36,902 sf of the existing the Pool Wing
  - Heavy Renovation of 131,697 sf of the remaining existing school building
- Estimated total project cost of $838,377,955

C – Renovation & Addition Options

Alt C.1.2
Cost: ~$841M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint) which proposes:
  - 471,280 sf of new construction as 5 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings, and above a portion of the existing PE/Dining Wing
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 131,697 sf of the remaining existing school building
- Estimated total project cost of $840,991,766

C – Renovation & Addition Options

Alt C.1.3
Cost: ~$850M





New Building Footprint

Existing Building Footprint

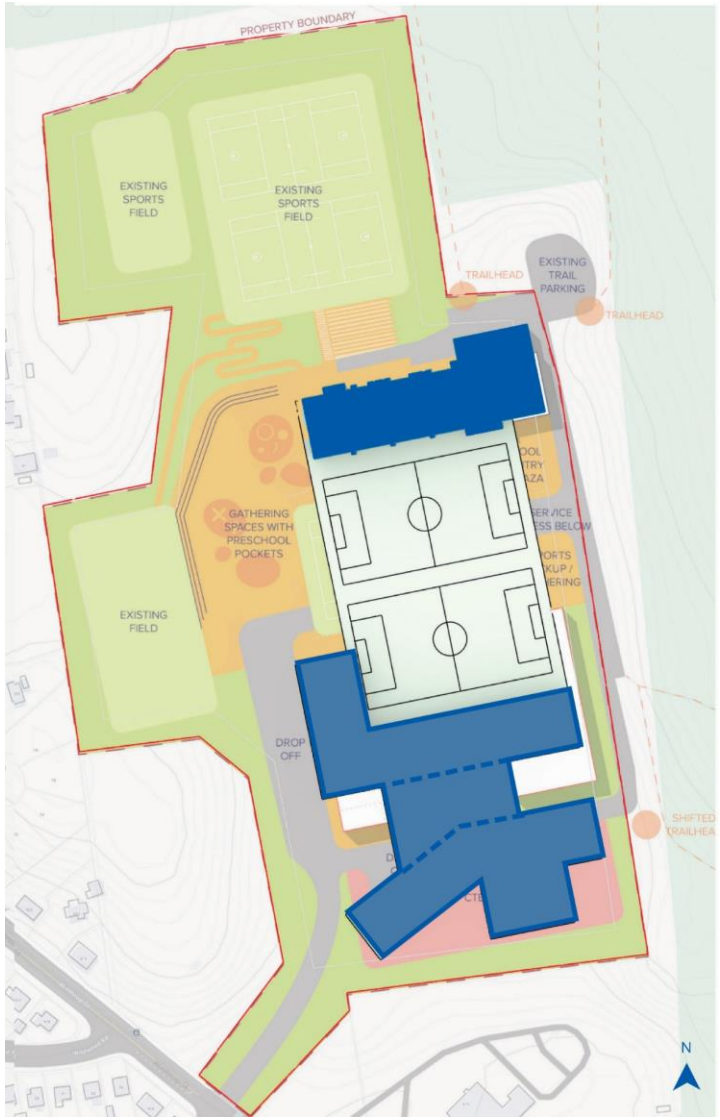
Summary:

- Addition/renovation (On the Existing Footprint) which proposes:
  - 471,280 sf of new construction as 5 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings, and above a portion of the existing PE/Dining Wing
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 131,697 sf of the remaining existing school building
- Estimated total project cost of $850,492,272

C – Renovation & Addition Options

Alt C.1.4
Cost: ~$855M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint and on the Hillside and Parking Lot to the west) which proposes
  - 471,280 sf of new construction as 5 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing, Vocational Wings and a portion of the PE/Dining Wing, and above a portion of the existing PE/Dining Wing,
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 131,697 sf of the remaining existing school building
- Estimated total project cost of $855,303,402

C – Renovation & Addition Options

Alt C.2.1
Cost: ~$865M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint, on the Hillside and Parking Lot to the west and a portion of Edgerly Field to the north) which proposes:
  - 471,280 sf of new construction as 7 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - Light Renovation of 36,902 sf of the existing Pool Wing, and proposes
  - Heavy Renovation of 131,697 sf of the remaining existing school building
- Estimated total project cost of $864,574,842

C – Renovation & Addition Options

Alt C.2.2
Cost: ~$850M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint, on the Hillside and Parking Lot to the west and a portion of Edgerly Field to the north) which proposes:
  - 471,280 sf of new construction as 5 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 131,697 sf of the remaining existing school building
- Estimated total project cost of $850,116,633

C – Renovation & Addition Options

Alt C.3.1
Cost: ~$855M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint, on the Hillside to the west and Edgerly Field to the north) which proposes:
  - 586,247 sf of new construction as 6 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing, Vocational Wings and PE/Dining Wing
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 16,730 sf of the remaining existing school building
- Estimated total project cost of $854,705,032

C – Renovation & Addition Options

Alt C.3.2
Cost: ~$853M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint, on the Hillside to the west and Edgerly Field to the north) which proposes:
  - 586,247 sf of new construction as 6 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing, Vocational Wings and PE/Dining Wing
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 16,730 sf of the remaining existing school building
- Estimated total project cost of $853,274,987

C – Renovation & Addition Options

Alt C.3.3
Cost: ~$815M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint, on the Hillside to the west and Edgerly Field to the north) which proposes:
  - 586,247 sf of new construction as 4 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing, Vocational Wings and PE/Dining Wing
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 16,730 sf of the remaining existing school building
- Estimated total project cost of $814,928,096

C – Renovation & Addition Options

Alt C.3.4
Cost: ~$833M





New Building Footprint

Existing Building Footprint

Summary:

- Addition/renovation (On the Existing Footprint, on the Hillside to the west and a portion of Edgerly Field to the north) which proposes:
  - 586,247 sf of new construction as 4 Stories, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing, Vocational Wings and PE/Dining Wing
  - Light Renovation of 36,902 sf of the existing Pool Wing
  - Heavy Renovation of 16,730 sf of the remaining existing school building
- Estimated total project cost of $832,510,894

D – New Building Options

Alt D.1.1
Cost: ~$894M





New Building Footprint

Existing Building Footprint

Summary:

- New Construction (On the existing southern Parking Lot and the southern portion of the Existing Footprint – the Arts Wing and the southern Vocational Wing) which proposes 607,250 sf as 6 Stories
- Estimated total project cost of $893,653,373

smma LeftField Agency Landscape + Planning

D – New Building Options

Alt D.1.2
Cost: ~$874M





New Building Footprint

Existing Building Footprint

Summary:

- New Construction (On the existing southern Parking Lot and the majority of the Existing Footprint – the Arts Wing, Central Academic Wing, Western Academic Wing, Vocational Wings, and the Dining/PE Wing) which proposes 607,250 sf as 4 Stories
- Estimated total project cost of $873,878,630

smma LeftField Agency Landscape + Planning

D – New Building Options

Alt D.2.1
Cost: ~$859M





New Building Footprint

Existing Building Footprint

Summary:

- New Construction (On Edgerly Field and the adjacent Hillside) which proposes 607,250 sf as 6 Stories
- Estimated total project cost of $859,469,647

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Vote to approve continued study of Alternatives: A.1 (required), B.1.2, C.2.2, C.3.4, D.1.1, D.2.1

Upcoming Meetings

- **3/28 Tours of Medford High School**
- **4/15 Community Meeting 3** process update and current list of alternatives
- **4/27** (In Person) **MCHSBC** meeting to review MSBA PDP comments & GSF
- **5/11 Community Meeting 4** process update and respond to community questions
- **5/13** (In Person) Abutters Meeting #2
- **5/20** (In Person) **MCHSBC** meeting to review cost estimates
- **5/27** (In Person) **MCHSBC** meeting to review costs for options
- **6/03 Community Meeting 5** review of alternatives with cost information
- **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.

