LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

MEDFORD HIGH SCHOOL

Medford, MA



OPM Monthly Project Update Report

February 2026

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

During the month of February 2026, Leftfield, SMMA and the City of Medford continued with the PDP Phase of the project. In January 2026, The SBC voted to keep all 29 options for estimating purposes. The PDP alternatives were provided to the two independent estimators (PM&C and AMF) and a reconciliation meeting was held on February 6, 2026. The PDP comparative cost analysis was provided to the SBC at their meeting on February 11, 2026. The SBC voted to approve the 29 options and their associated costs to be submitted to the MSBA in the PDP submission. The project team completed compiling the PDP submission and issued it to the SBC for review prior to the 2/23/2026 SBC Meeting. The SBC voted and approved LeftField to submit the PDP submission to the MSBA. LeftField submitted the Medford HS PDP to the MSBA on February 25, 2026.

The MSBA reached out to LeftField and SMMA to discuss an expedited reduction of the 29 options. The MSBA tasked the Medford SBC and the project team to reach 3-5 options before April 2, 2026. The MSBA has confirmed that the Medford PDP submission is complete and will continue their review as to not hold up their initial comments. The Medford SBC has schedule additional SBC meetings to meet this MSBA request.

The project will continue into the second phase of feasibility, the Preferred Schematic Report (PSR). During the PSR Phase the Medford HS, the SBC and the project team will continue to refine the options with the end goal of selecting one preferred option for approval by the MSBA at the August 26, 2026 Board of Directors Meeting. The project team is still tracking to submit the PSR on June 25, 2026 which will allow the project to be reviewed and approved by the MSBA Board of Directors on August 26, 2026

I. TASKS COMPLETED THROUGH February 2026

The following tasks were completed through the month of February 2026:

02/06/26	PDP Comparative Cost Estimate Reconciliation
02/11/26	Weekly Internal Team Meeting – SBC Presentation Review/Finalize
02/11/26	Medford SBC Meeting – Review PDP Comparative Cost Analysis
02/11/26	Kick-off Meeting with DCR
02/18/26	Weekly Team Meeting
02/23/26	Medford SBC Meeting – Approval for OPM to Submit the PDP to MSBA
02/25/26	Weekly Team Meeting
02/25/26	LeftField to Submit the PDP Submission to the MSBA

II. TASKS PLANNED FOR MARCH 2026

The following tasks are planned for the month of March 2026:

03/03/26	Medford Staff Meeting – project update
04/03/26	Weekly Team Meeting
03/05/26	Community Forum #2
03/10/26	Advisory Group Meetings #3 (Ed Plan/Equity and MEP/Sustainability)
03/11/26	Weekly Team Meeting
03/11/26	Follow-up Meeting with DCR – Focus on secondary egress
03/11/26	Advisory Group Meeting #3 (Site/Safety/Security and Int/Ext Design)
03/16/26	Meeting with the Mayor
03/17/26	SBC Meeting – Finalize Evaluation Criteria
03/18/26	Abutters Meeting #1
03/18/26	Weekly Team Meeting
03/23/26	Medford SBC Meeting – Reduction of Alternatives to 3-5
03/31/26	Submit Approved Reduction of Alternatives to MSBA

III. PROJECT BUDGET OVERVIEW

Expenditures for the month of February 2026 totaled $20,000 from LeftField. Expenditures for SMMA totaled $121,900

IV. PROJECT SCHEDULE OVERVIEW

The project is currently on target to hit the following milestone dates:

- *February 6, 2026 – PDP Comparative Cost Estimate Reconciliation*
- *End of February 2026 - Preliminary Design Program (PDP) Submission due to MSBA for staff review*
- *June 2026 - Preferred Schematic Report (PSR) due to MSBA*
- *August 2026 - MSBA Board of Directors Meeting to approve PSR*
- *February 2027 – Schematic Design (SD) Report to be submitted to MSBA*
- *April 2027 - MSBA Board of Directors Meeting for Project Scope & Budget*
- *District Vote: May 2027*

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

LeftField received approval on their first contract amendment totaling $17,600 which is for the PDP and PSR estimating services from PM&C

VI. MBE / WBE PARTICIPATION

The MBE/WBE/VBE participation numbers for February 2026 is as follows:

MBE/WBE
MBE Percentage 5.4%
MBE Actual 1.9%
WBE Percentage 10.4%
WBE Actual 27.9%

Workforce Participation
Total Hours 3,096
Minority Hours 1,353
Minority Percentage 5.4%
Minority Workforce Participation 43.6%
Female Hours 811
Female Percentage 10.4%
Female Workforce Participation 26.2%

VII. COMMUNITY OUTREACH

LeftField has developed a website for the Medford High School project that will be used throughout the project to keep the community up to date with the latest information. Approved meeting minutes, agendas, monthly reports, MSBA submissions, presentation materials, and more will be posted to the website.

In February 2026, the project team continued to update the project website with critical project information and project updates. Project meetings and community outreach events are being posted throughout the City of Medford, including electronically on city website and social media pages. The project team developed a postcard that was issued to the abutters to the high school in preparation for the March 18th and Mat 13th abutter meetings.

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Medford High School - Medford, MA — **February 28, 2026**

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	$ 542,600	90%	$ 205,000	34%	$ 395,000	
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,500,000	$ 91,536	$ 1,591,536	$ 1,591,536	100%	$ 315,000	20%	$ -	BRR#1
0003-0000	Environmental & Site	$ 400,000	$ 128,447	$ 528,447	$ 553,747	105%	$ 205,869	39%	$ 322,578	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**	**$ 2,687,883**	**90%**	**$ 725,869**	**24%**	**$ 997,595**	
	TOTAL PROJECT BUDGET	**$ 3,000,000**	**$ -**	**$ 3,000,000**	**$ 2,687,883**	**90%**	**$ 725,869**	**24%**	**$ 2,274,131**	

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%

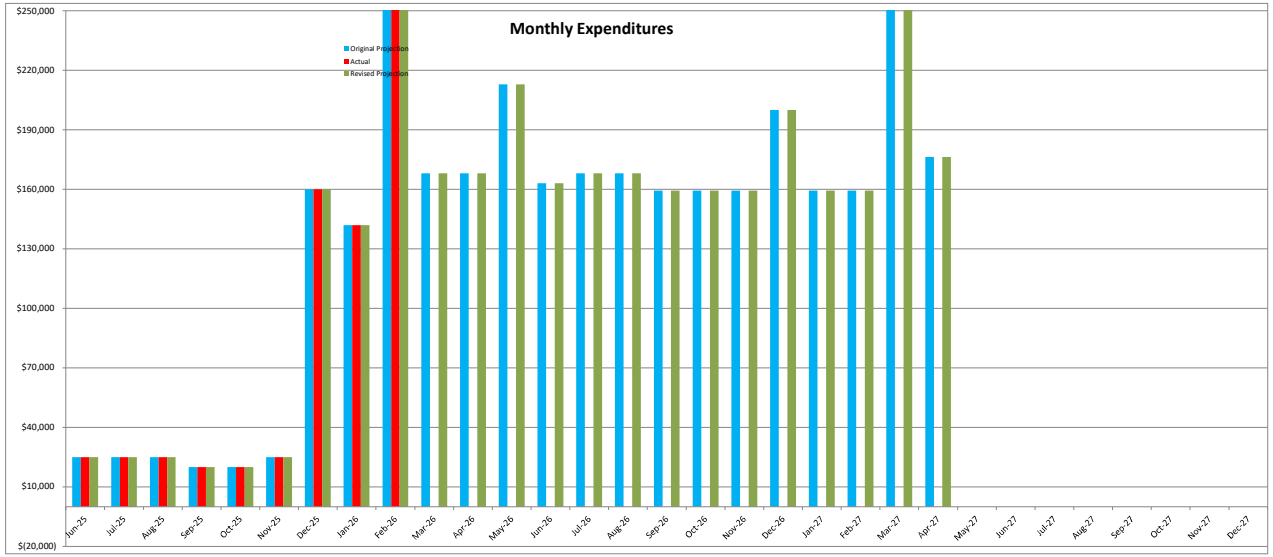
CONSTR. COST ESTIMATES	Date	Estimator	Amount	SF	Cost Per SF
PSR Cost Estimate					
CM SD Cost Estimate					

Medford High School - Medford, MA

February 28, 2026

Monthly Cash Flow

Date	Original Projection	Actual	Revised Projection
Jun-25	$ 25,000	$ 25,000	$ 25,000
Jul-25	$ 25,000	$ 25,000	$ 25,000
Aug-25	$ 25,000	$ 25,000	$ 25,000
Sep-25	$ 20,000	$ 20,000	$ 20,000
Oct-25	$ 20,000	$ 20,000	$ 20,000
Nov-25	$ 25,000	$ 25,000	$ 25,000
Dec-25	$ 160,000	$ 160,000	$ 160,000
Jan-26	$ 141,900	$ 141,900	$ 141,900
Feb-26	$ 283,969	$ 283,969	$ 283,969
Mar-26	$ 168,029		$ 168,029
Apr-26	$ 168,029		$ 168,029
May-26	$ 213,029		$ 213,029
Jun-26	$ 163,029		$ 163,029
Jul-26	$ 168,029		$ 168,029
Aug-26	$ 168,029		$ 168,029
Sep-26	$ 159,386		$ 159,386
Oct-26	$ 159,386		$ 159,386
Nov-26	$ 159,386		$ 159,386
Dec-26	$ 200,065		$ 200,065
Jan-27	$ 159,386		$ 159,386
Feb-27	$ 159,386		$ 159,386
Mar-27	$ 654,805		$ 654,805
Apr-27	$ 176,359		$ 176,359
May-27			
Jun-27			
Jul-27			
Aug-27			
Sep-27			
Oct-27			
Nov-27			
Dec-27			
Total:	**$ 3,602,204**	**$ 725,869**	**$ 3,602,204**

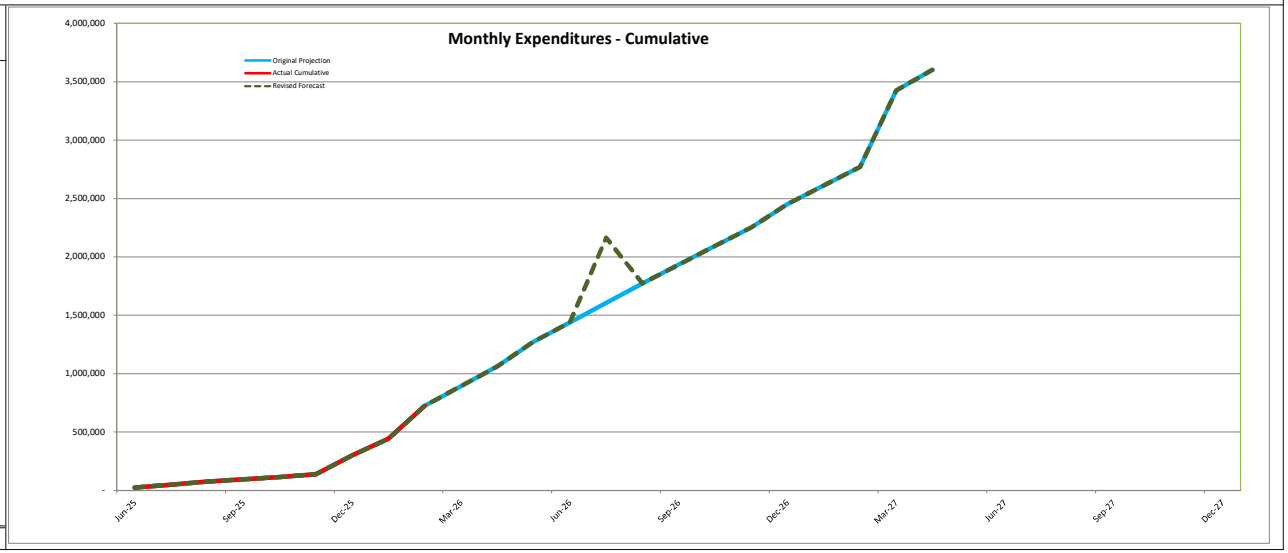


Medford High School - Medford, MA

February 28, 2026

Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Jun-25	25,000	$ 25,000	$ 25,000
Jul-25	50,000	$ 50,000	$ 50,000
Aug-25	75,000	$ 75,000	$ 75,000
Sep-25	95,000	$ 95,000	$ 95,000
Oct-25	115,000	$ 115,000	$ 115,000
Nov-25	140,000	$ 140,000	$ 140,000
Dec-25	300,000	$ 300,000	$ 300,000
Jan-26	441,900	$ 441,900	$ 441,900
Feb-26	725,869	$ 725,869	$ 725,869
Mar-26	893,898		$ 893,898
Apr-26	1,061,927		$ 1,061,927
May-26	1,274,957		$ 1,274,957
Jun-26	1,437,986		$ 1,437,986
Jul-26	1,606,015		$ 2,164,219
Aug-26	1,774,044		$ 1,774,044
Sep-26	1,933,430		$ 1,933,430
Oct-26	2,092,816		$ 2,092,816
Nov-26	2,252,202		$ 2,252,202
Dec-26	2,452,268		$ 2,452,268
Jan-27	2,611,654		$ 2,611,654
Feb-27	2,771,040		$ 2,771,040
Mar-27	3,425,845		$ 3,425,845
Apr-27	3,602,204		$ 3,602,204
May-27			
Jun-27			
Jul-27			
Aug-27			
Sep-27			
Oct-27			
Nov-27			
Dec-27			
Total:	**$ 3,602,204**	**$ 725,869**	**$ 3,602,204**

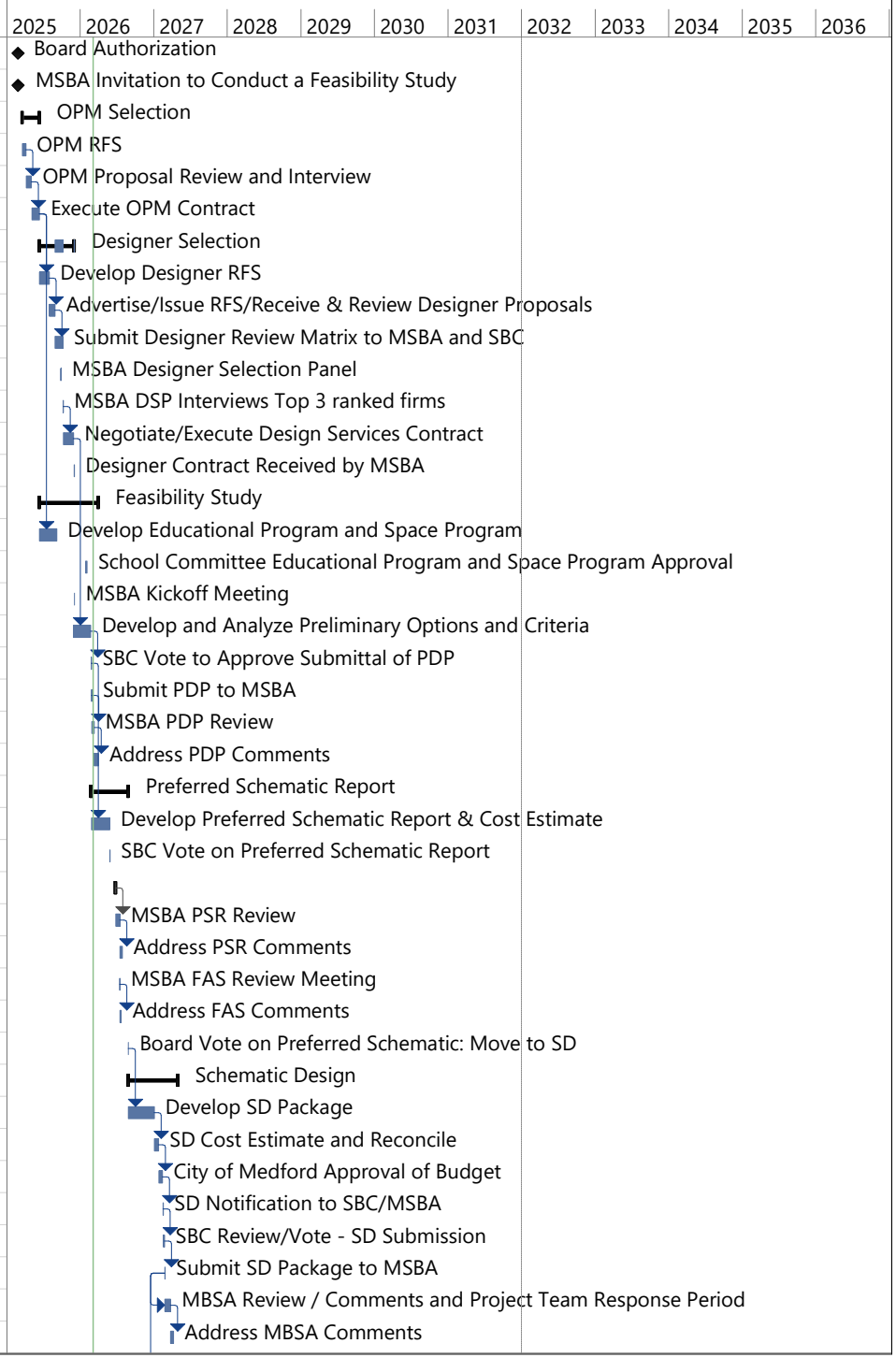


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MEDFORD HIGH SCHOOL - Preliminary Project Schedule

Monthly Report February 28, 2026

ID	Task Name	Start	Finish
1	**Board Authorization**	**Wed 2/26/25**	**Wed 2/26/25**
2	MSBA Invitation to Conduct a Feasibility Study	Wed 2/26/25	Wed 2/26/25
3	**OPM Selection**	**Wed 3/19/25**	**Wed 6/11/25**
4	OPM RFS	Wed 3/19/25	Fri 4/4/25
5	OPM Proposal Review and Interview	Mon 4/7/25	Fri 5/2/25
6	Execute OPM Contract	Mon 5/5/25	Wed 6/11/25
7	**Designer Selection**	**Thu 6/12/25**	**Mon 12/1/25**
8	Develop Designer RFS	Thu 6/12/25	Tue 7/29/25
9	Advertise/Issue RFS/Receive & Review Designer Proposals	Wed 7/30/25	Wed 8/27/25
10	Submit Designer Review Matrix to MSBA and SBC	Thu 8/28/25	Mon 10/6/25
11	MSBA Designer Selection Panel	Thu 9/25/25	Thu 9/25/25
12	MSBA DSP Interviews Top 3 ranked firms	Tue 10/7/25	Tue 10/7/25
13	Negotiate/Execute Design Services Contract	Wed 10/8/25	Wed 11/26/25
14	Designer Contract Received by MSBA	Mon 12/1/25	Mon 12/1/25
15	**Feasibility Study**	**Thu 6/12/25**	**Mon 3/30/26**
16	Develop Educational Program and Space Program	Thu 6/12/25	Fri 9/5/25
17	School Committee Educational Program and Space Program Approval	Mon 1/26/26	Mon 2/2/26
18	MSBA Kickoff Meeting	Tue 12/2/25	Tue 12/2/25
19	Develop and Analyze Preliminary Options and Criteria	Fri 11/28/25	Fri 2/20/26
20	SBC Vote to Approve Submittal of PDP	Mon 2/23/26	Mon 2/23/26
21	Submit PDP to MSBA	Wed 2/25/26	Wed 2/25/26
22	MSBA PDP Review	Thu 2/26/26	Tue 3/10/26
23	Address PDP Comments	Tue 3/10/26	Mon 3/30/26
24	**Preferred Schematic Report**	**Tue 2/24/26**	**Wed 8/26/26**
25	Develop Preferred Schematic Report & Cost Estimate	Tue 2/24/26	Tue 5/26/26
26	SBC Vote on Preferred Schematic Report	Wed 5/27/26	Wed 5/27/26
27	**Submit Preferred Schematic Report to MSBA**	**Thu 6/25/26**	**Thu 6/25/26**
28	MSBA PSR Review	Fri 6/26/26	Wed 7/15/26
29	Address PSR Comments	Thu 7/16/26	Tue 7/28/26
30	MSBA FAS Review Meeting	Wed 7/15/26	Wed 7/15/26
31	Address FAS Comments	Thu 7/16/26	Wed 7/22/26
32	Board Vote on Preferred Schematic: Move to SD	Wed 8/26/26	Wed 8/26/26
33	**Schematic Design**	**Thu 8/27/26**	**Thu 4/29/27**
34	Develop SD Package	Thu 8/27/26	Fri 1/1/27
35	SD Cost Estimate and Reconcile	Mon 1/4/27	Fri 1/22/27
36	City of Medford Approval of Budget	Mon 1/25/27	Fri 2/12/27
37	SD Notification to SBC/MSBA	Mon 2/15/27	Mon 2/15/27
38	SBC Review/Vote - SD Submission	Tue 2/16/27	Mon 2/22/27
39	Submit SD Package to MSBA	Wed 2/24/27	Wed 2/24/27
40	MBSA Review / Comments and Project Team Response Period	Wed 2/24/27	Wed 3/24/27
41	Address MBSA Comments	Thu 3/25/27	Wed 4/7/27

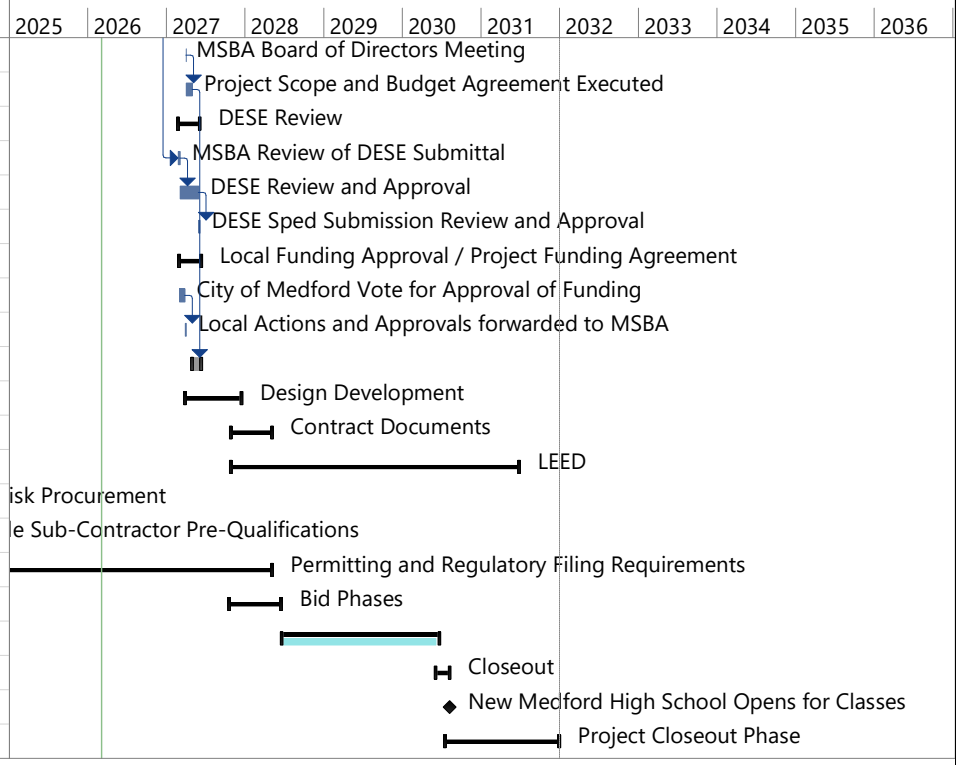


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MEDFORD HIGH SCHOOL - Preliminary Project Schedule

Monthly Report February 28, 2026

ID	Task Name	Start	Finish
42	MSBA Board of Directors Meeting	Thu 4/1/27	Thu 4/1/27
43	Project Scope and Budget Agreement Executed	Fri 4/2/27	Thu 4/29/27
44	**DESE Review**	**Wed 2/24/27**	**Fri 6/4/27**
45	MSBA Review of DESE Submittal	Wed 2/24/27	Thu 3/4/27
46	DESE Review and Approval	Fri 3/5/27	Fri 5/28/27
47	DESE Sped Submission Review and Approval	Mon 5/31/27	Fri 6/4/27
48	**Local Funding Approval / Project Funding Agreement**	**Mon 3/1/27**	**Fri 6/11/27**
49	City of Medford Vote for Approval of Funding	Mon 3/1/27	Fri 3/26/27
50	Local Actions and Approvals forwarded to MSBA	Mon 3/29/27	Fri 4/2/27
51	Project Funding Agreement	Fri 4/30/27	Fri 6/11/27
52	**Design Development**	**Mon 3/29/27**	**Wed 12/15/27**
61	**Contract Documents**	**Wed 10/27/27**	**Fri 5/5/28**
75	**LEED**	**Wed 10/27/27**	**Fri 6/27/31**
84	**CM at Risk Procurement**	**Fri 6/30/23**	**Tue 10/10/23**
94	**Trade Sub-Contractor Pre-Qualifications**	**Wed 10/11/23**	**Wed 4/3/24**
119	**Permitting and Regulatory Filing Requirements**	**Tue 12/1/20**	**Fri 5/5/28**
135	**Bid Phases**	**Wed 10/20/27**	**Fri 6/16/28**
138	**Construction**	**Mon 6/19/28**	**Sat 6/22/30**
142	**Closeout**	**Wed 6/5/30**	**Wed 8/7/30**
148	**New Medford High School Opens for Classes**	**Wed 8/7/30**	**Wed 8/7/30**
149	**Project Closeout Phase**	**Wed 7/17/30**	**Tue 12/30/31**



Leftfield, LLC	Jennifer Carlson	Progress Report as of Date 2/28/2026

District Name	Medford	MSBA ID	202301760505
School Name	Medford High	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Jenny Graham
Project Director	Jennifer Carlson	Total Project Budget (ProPay)	$3,000,000
Designer Firm Name	Symmes Maini & McKee Associates, Inc.	Encumbered (Reporting Period)	$42,900
Principal	Matthew Rice	Encumbered (to Date)	$2,687,883
General Contractor Firm Name		Total Project Invoices Received (to Date)	$725,869
General Contractor Contact Name		Project Completion Percentage	24%

OPM — Leftfield, LLC — Progress Report as of Date 2/28/2026

Contract Summary		Payment Summary	
Original Contract Amount	$525,000	Total Contract Amount	$542,600
Contract Amendments (to Date)	1	Invoices Paid (to Date)	$185,000
Value of Contract Amendments (to Date)	$17,600	Invoices Received (Reporting Period)	$20,000
Total Contract Amount	$542,600	Contract Amount Remaining	$337,600
Contract Amendments as Percentage of Original Contract Amount	3.4%		

OPM Activities (Reporting Period)	-2/3/26 Project team meeting -2/6/26 MHS PDP review meeting -2/9/26 MHS PDP review meeting -2/10/26 Project team meeting -2/11/26 MHS/DCR meeting -2/11/26 MCH SBC meeting -2/17/26 Project team meeting -2/20/26 Project team Geothermal meeting -2/23/26 Project team/Mayor meeting -2/23/26 MCH SBC meeting -2/24/26 Project team meeting -2/25/26 MCH SBC meeting
Project Budget Status	Reference the attached Total Project Budget and Cash Flow reports.
MSBA Closeout Status	
Potential Issues	

DESIGNER — Symmes Maini & McKee Associates, Inc. — Progress Report as of Date 2/28/2026

Contract Summary		Payment Summary	
Original Contract Amount	$2,119,983	Total Contract Amount	$2,145,283
Contract Amendments (to Date)	1	Invoices Paid (to Date)	$256,900
Value of Contract Amendments (to Date)	$25,300	Invoices Received (Reporting Period)	$263,969
Total Contract Amount	$2,145,283	Contract Amount Remaining	$1,624,414
Contract Amendments as Percentage of Original Contract Amount	1.2%		

MBE/WBE		Workforce Participation	
MBE Percentage	5.4%	Total Hours	3,096
MBE Actual	1.9%	Minority Hours	1,353
WBE Percentage	10.4%	Minority Percentage	5.4%
WBE Actual	27.9%	Minority Workforce Participation	43.6%
		Female Hours	811
		Female Percentage	10.4%
		Female Workforce Participation	26.2%

RFIs and Submittals			
RFIs Issued (Reporting Period)			
Total RFIs Issued (to Date)	0		
Remaining Open RFIs – Past 30 Days			
Notes			
Remaining Open RFIs – Past 60 Days			
Notes			
Remaining Open RFIs – Past 90 Days			
Notes			
Submittals Received (Reporting Period)			
Total Submittals Received (to Date)	0		
Submittals Reviewed (Reporting Period)			
Total Submittals Reviewed (to Date)	0		
Comments (Remaining Open Submittals)			
Phase	Feasibility Study	Phase Scheduled Completion Date	6/30/2027
Designer Activities (Reporting Period)	-2/3/26 Project team meeting -2/6/26 MHS PDP review meeting -2/9/26 MHS PDP review meeting -2/10/26 Project team meeting -2/11/26 MHS/DCR meeting -2/11/26 MCH SBC meeting -2/17/26 Project team meeting -2/20/26 Project team Geothermal meeting -2/23/26 Project team/Mayor meeting -2/23/26 MCH SBC meeting -2/24/26 Project team meeting -2/25/26 MCH SBC meeting		
30 Day Look Ahead			
Commissioning Consultant			
Commissioning Consultant Status			

GENERAL CONTRACTOR

Progress Report as of Date 2/28/2026

Contract Summary	**Payment Summary**
Original Contract Amount (including CM-At-Risk Amendments)	Total Contract Amount
Change Orders (to Date)	Invoices Paid (to Date)
Value of Change Orders (to Date)	Invoices Received (Reporting Period)
Total Contract Amount	Contract Amount Remaining
Procurement Type	
Change Orders as Percentage of Original Contract Amount	
Pending Change Orders	
Change Order Status	

MBE/WBE	**Workforce Participation**
MBE Percentage	Total Hours
MBE Actual	Minority Hours
WBE Percentage	Minority Percentage
WBE Actual	Minority Workforce Participation
	Female Hours
	Female Percentage
	Female Workforce Participation

Schedule Assessment
Notice to Proceed Date
Physical Progress
Substantial Completion Date (Reported)
Substantial Completion Date (Contract)
Substantial Completion Date (Certificate)
Construction Progress (Reporting Period)
30 Day Look Ahead
Overall Schedule Assessment
Problems Identified (Schedule or Construction)
Quality Control
Safety Compliance
Number of Claims (to Date)
Value of Claims (to Date)
Comments
Recorded Manpower (Reporting Period)
Contractor Closeout Status

Certification

The undersigned hereby certifies that, to the best of his/her knowledge, the information contained in this monthly report and attached hereto are true and accurate.

Project Director/Project Manager

Linda E. Liporto — Print Name

 — Signature

March 6, 2026 — Date