Medford High School

Abutters Meeting #2

05/13/2026

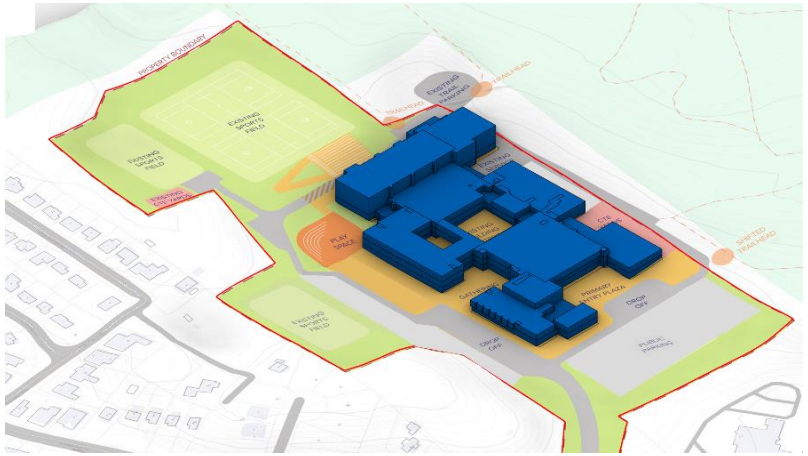


Design Alternatives Update

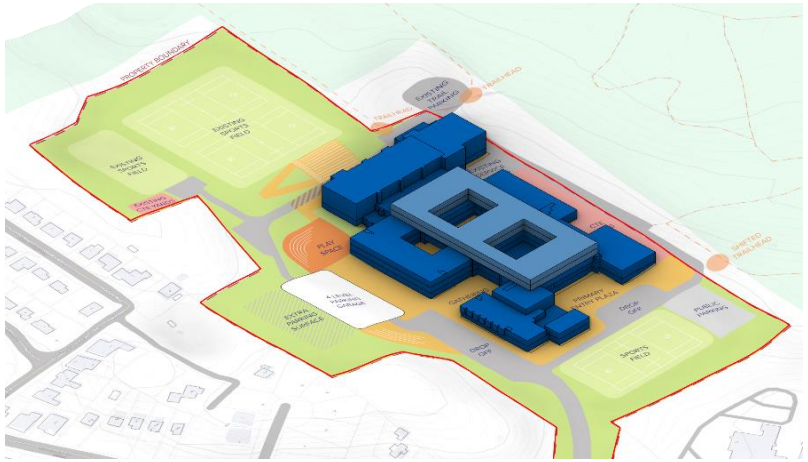
Updates to the Design Options were informed by:

- Feedback from stakeholder discussions including community forums, community and staff workshops, table events throughout the District and City, as well as written community member input and your input
- Feedback from the School Building Committee and ongoing review of the Evaluation Criteria Matrix
- Design Team detailed study and review

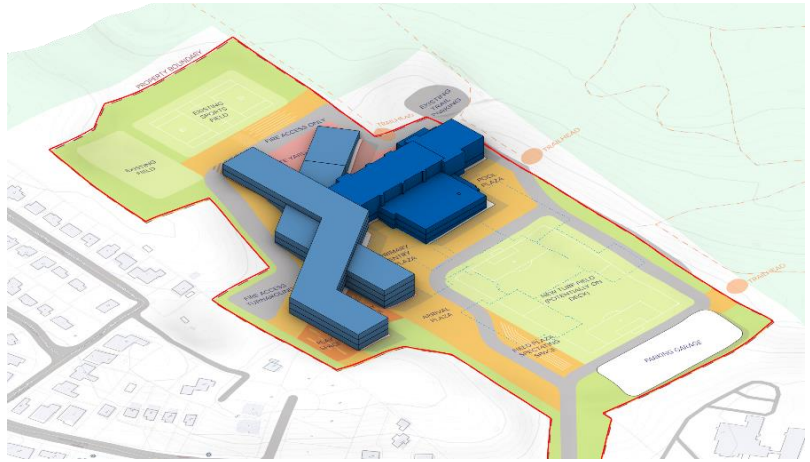
PSR Alternatives



A.1



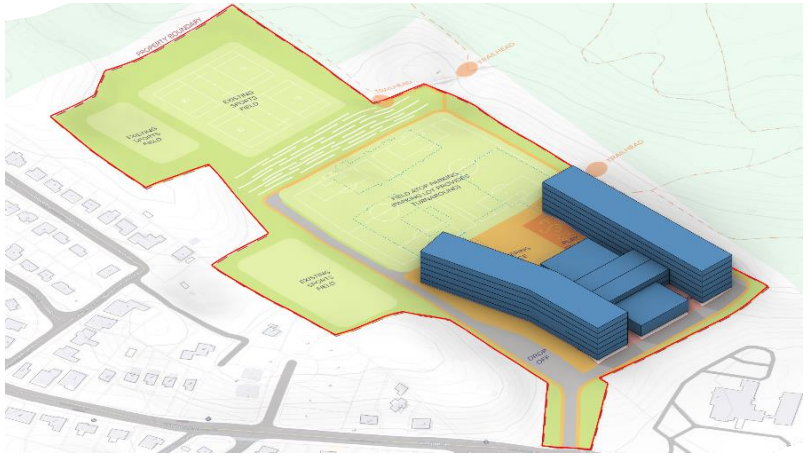
B.1.2



C.2.2



C.3.4



D.1.1



D.2.1

A.1 – Code Upgrade Option (per the March 23, 2026 SBC meeting – no change for PSR)





New Building Footprint

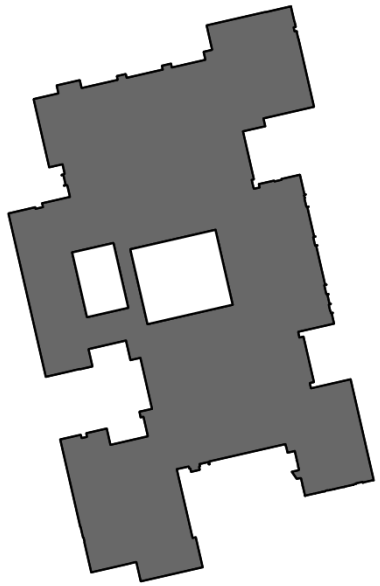
Existing Building Footprint

Summary:

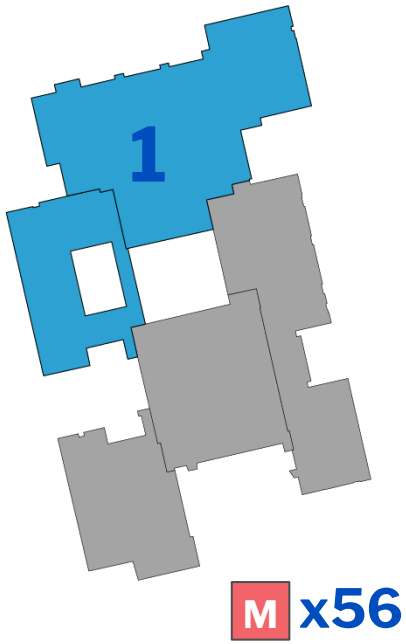
- Base Repair at the existing Medford High School facility, including building code, energy code and accessibility compliance upgrades. No modifications to the layout of any interior spaces due to program changes.
- **This Option would <u>not</u> support the future curriculum, nor programs identified in the Statement of Interest (SOI) and outlined in the District's Educational Program**
- Estimated total project cost of **$437,180,506**
- Existing **4 Stories** to remain
- Estimated duration of **54 months**
- **56** Modular Classrooms required
- **Parking**: Existing parking lots to remain, renovated for accessibility compliance only
- **Fields**: Edgerly fields (2) renovated in place, two practice fields renovated in place
- **Pool**: Renovation of the existing pool

smma LeftField Agency Landscape + Planning

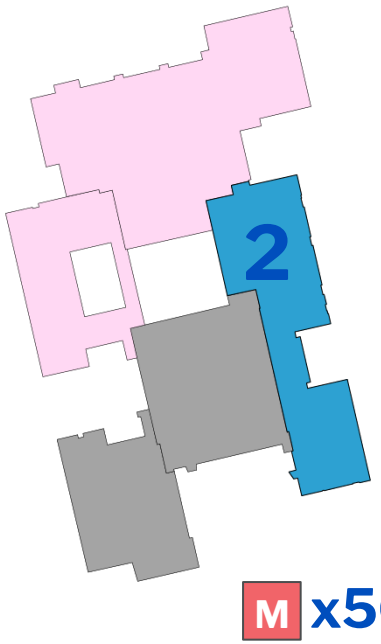
A.1 – Code Upgrade Option / Phasing



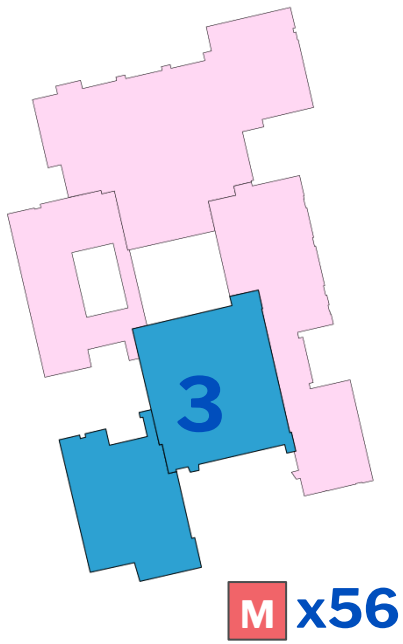
Existing Building
- Site Prep / Enabling
- Existing building in use



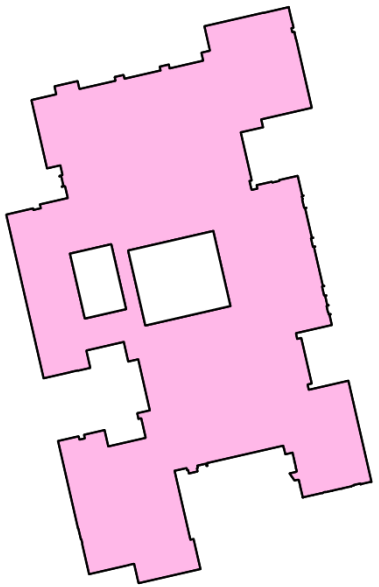
Phase 1
- Renovate C, D, E & F Wings (including Pool)
- Modular Classrooms and remainder of existing building in use



Phase 2
- Renovate G & H (Vocational) Wings
- Modular Classrooms, Phase 1 Renovation areas and remainder of existing building in use



Phase 3
- Renovate A & B Wings
- Modular Classrooms and Phase 1 & 2 Renovation areas in use



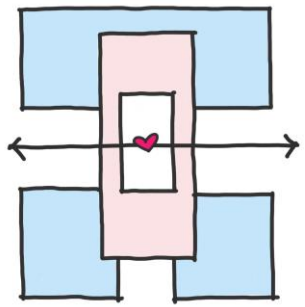
School Building Complete
- Sitework completed following building renovation
- Renovation fully occupied

Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

smma LeftField Agency Landscape + Planning

PDP - Alternative B.1.2 (per the March 23, 2026 SBC meeting)





New Building Footprint

Existing Building Footprint

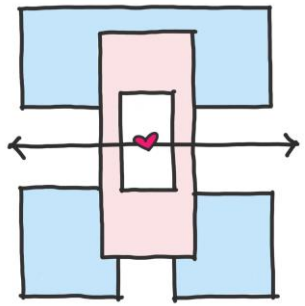


Summary:

- **Addition/renovation** (On the Existing Footprint) which proposes:
  - 141,510 sf of new construction as 2 Stories above the existing Central Academic and PE/Dining Wings (**5 Stories** total)
  - Selective demolition of 23,835 sf of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation (primarily exterior envelope and MEPFP systems only) of 36,902 sf of the existing Pool Wing
  - Heavy Renovation (all existing systems and materials replaced except for the structure) of 461,467 sf of the remaining existing school building
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$825,209,435**
- Estimated duration of **54 months**
- **56** Modular Classrooms required
- **Parking**: 4-story parking garage and small amount of surface parking
- **Fields**: Edgerly fields (2) and two practice fields renovated in place, one new multi-purpose field
- **Pool**: Renovation of the existing pool

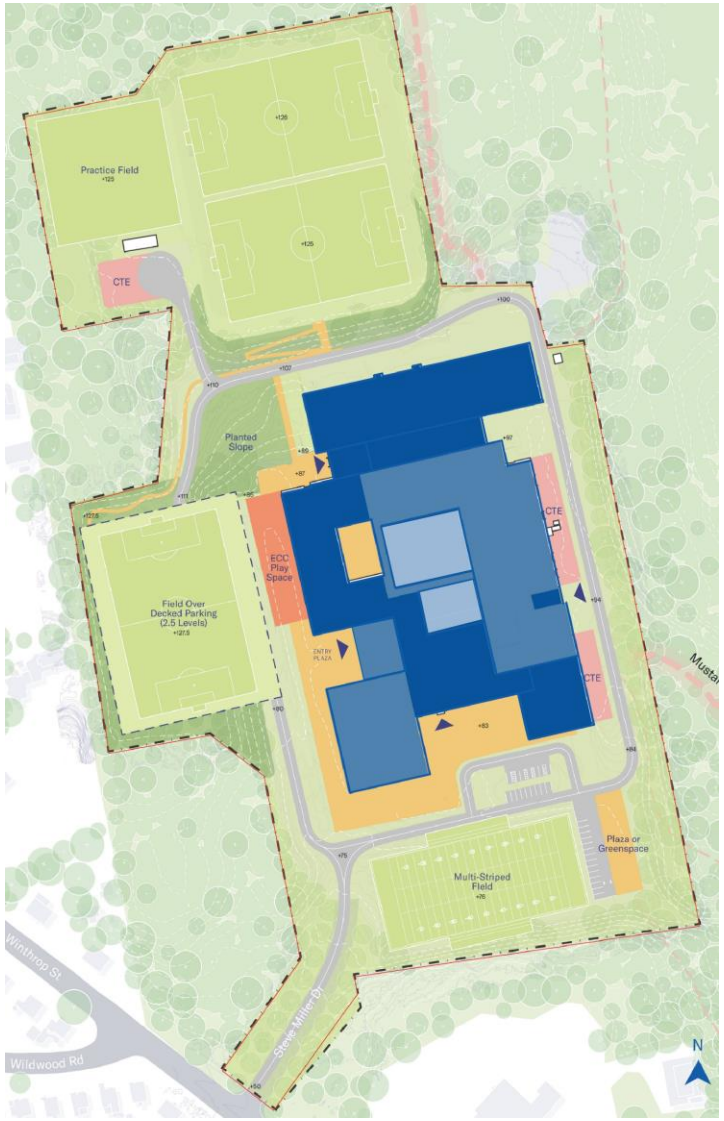
PSR Development – Alternative B.1.2 (current)





New Building Footprint

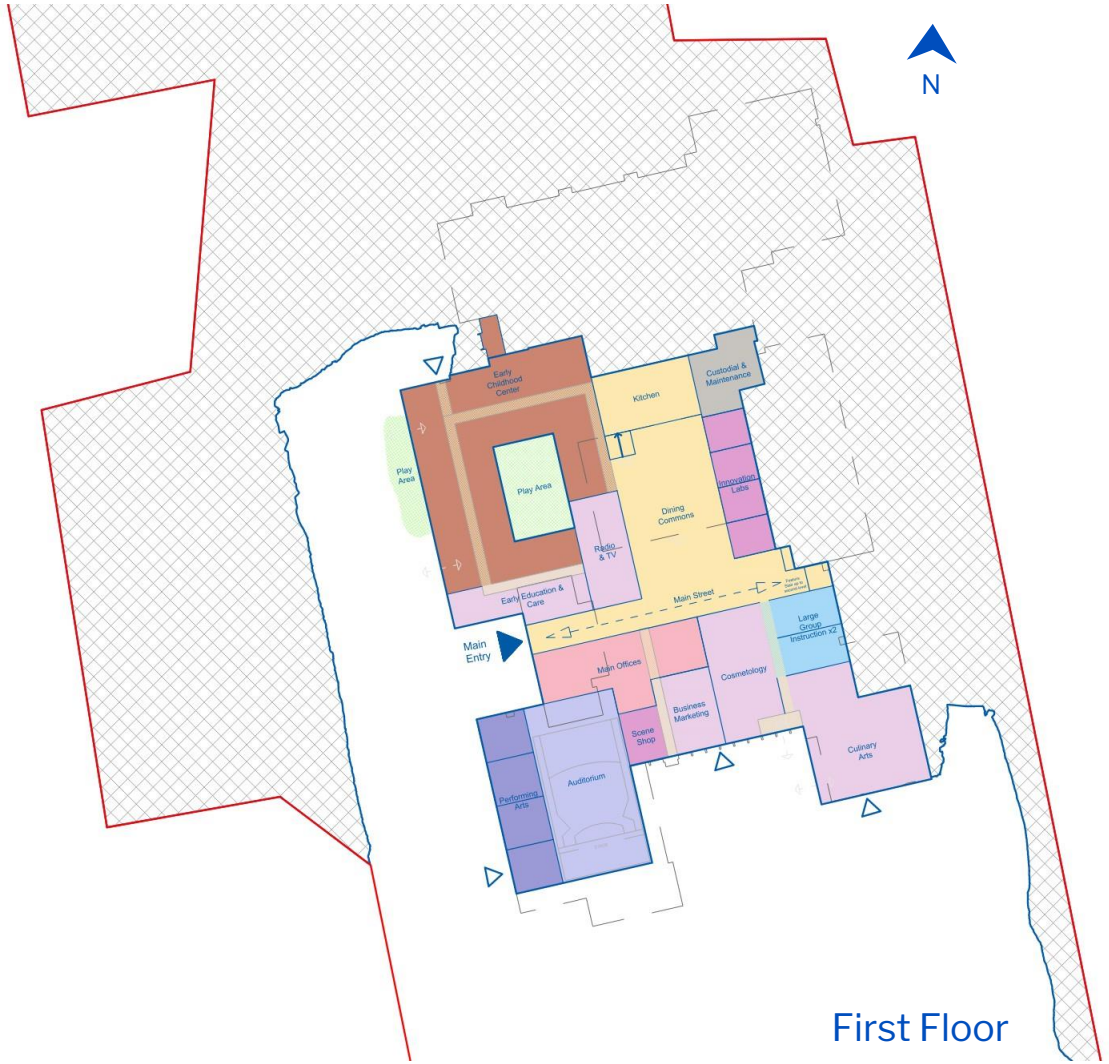
Existing Building Footprint



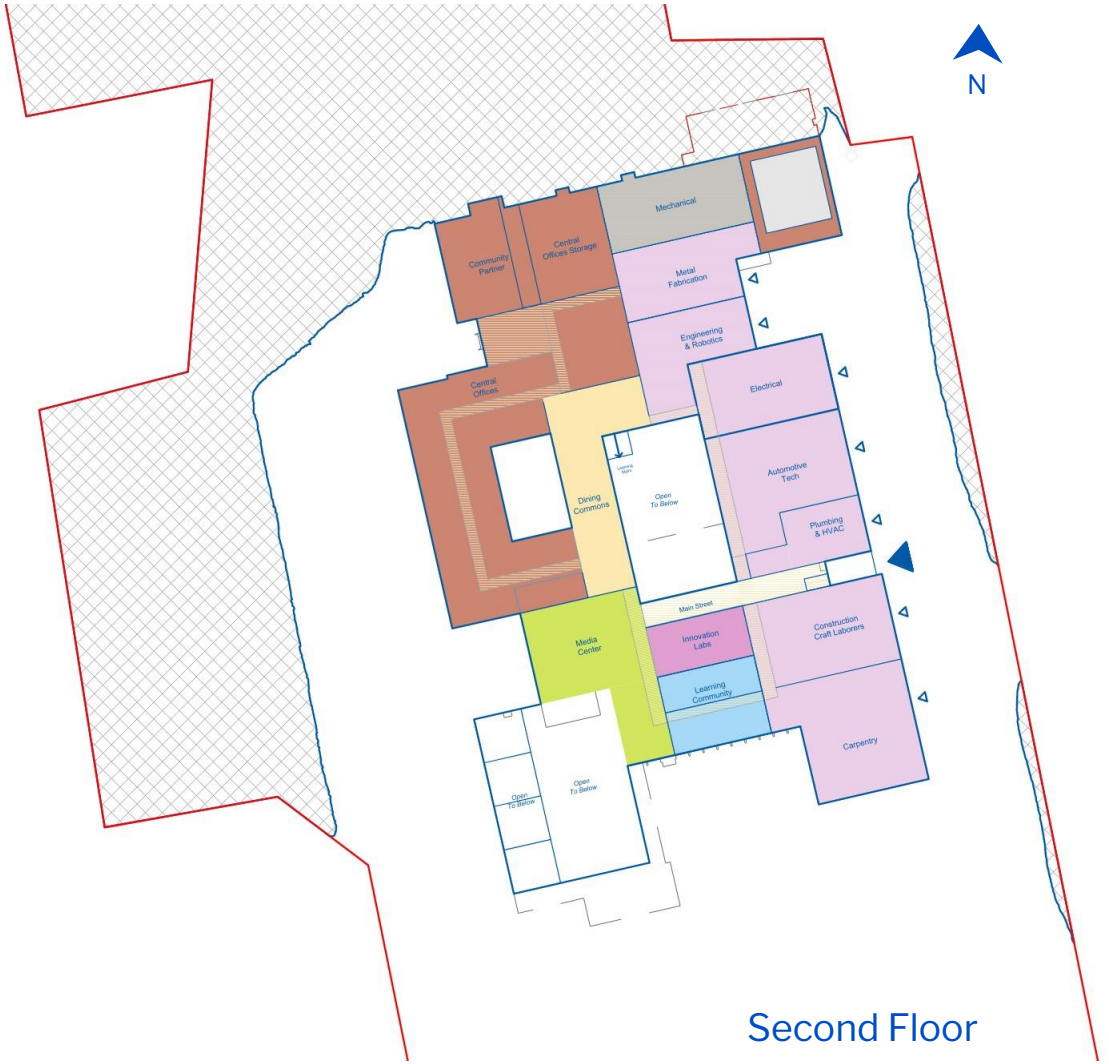
Summary:

- **Addition/renovation (On the Existing Footprint) which proposes:**
  - New construction as 2 Stories above the existing Central Academic, PE/Dining Wings and a portion of the Vocational Wings (5 Stories total)
  - Selective demolition of the existing Central Academic Wing to bring daylight to windowless classrooms
  - Light Renovation (primarily exterior envelope and MEPFP systems only) of the existing Pool Wing
  - Heavy Renovation (all existing systems and materials replaced except for the structure) of the remaining existing school building
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$XXXM**
- **56** Modular Classrooms required
- **Parking:** 2.5-story parking garage below field and small amount of surface parking
- **Fields:** Edgerly fields (2) and one practice field renovated in place, two new multi-purpose fields, one above the parking garage
- **Pool:** Renovation of the existing pool

PSR Development - Alternative B.1.2 – Floor Plans



First Floor



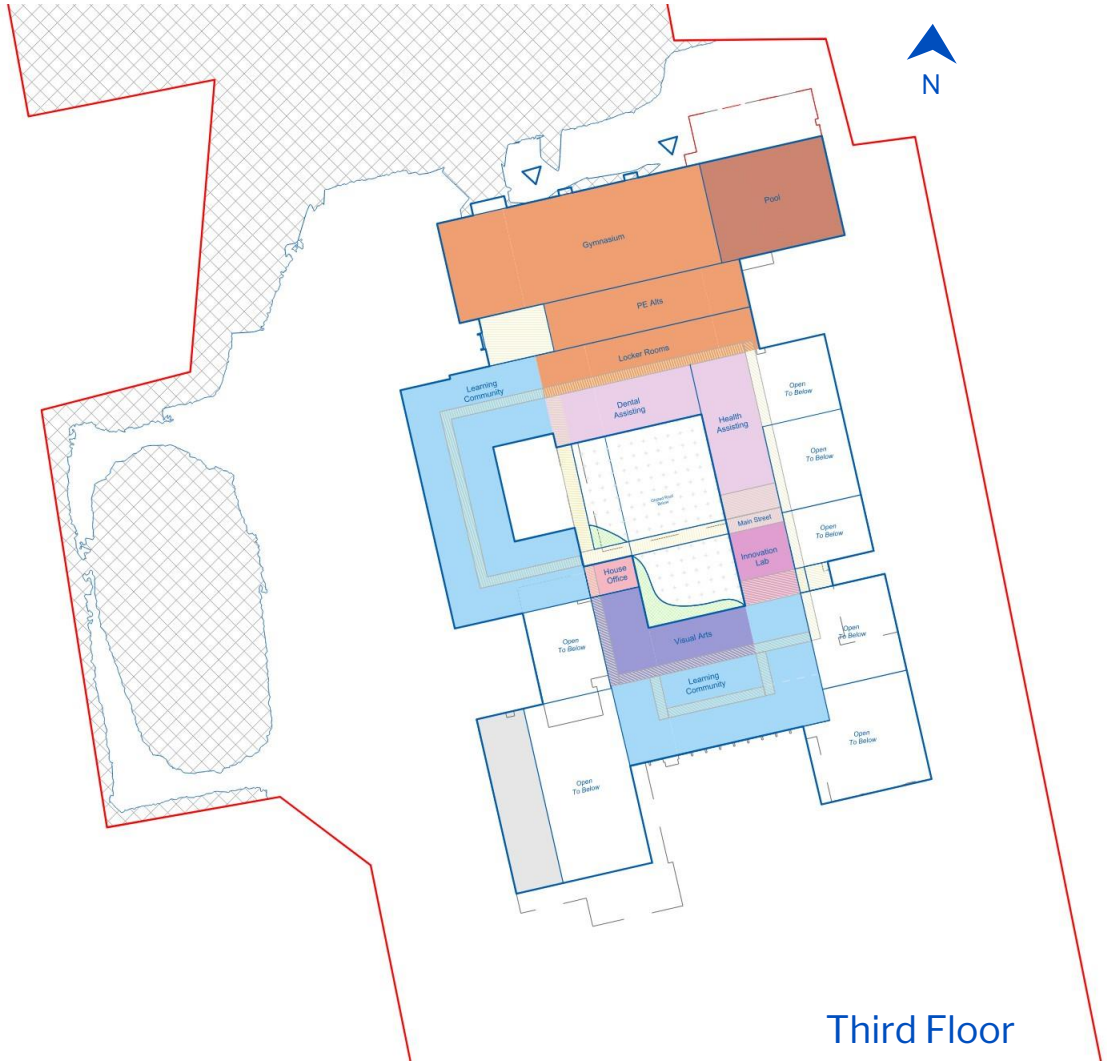
Second Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

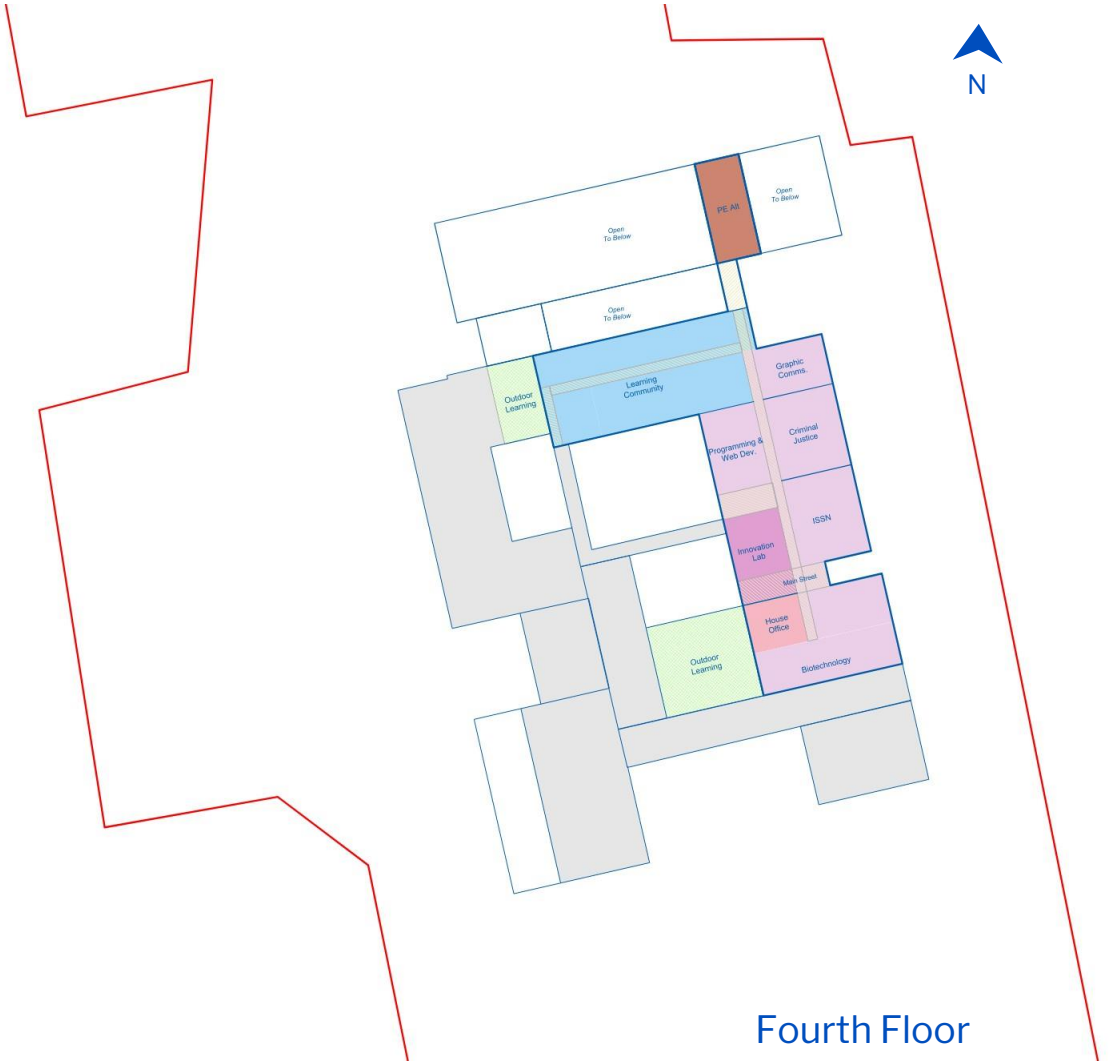
ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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LeftField
Agency Landscape + Planning

PSR Development - Alternative B.1.2 – Floor Plans



Third Floor



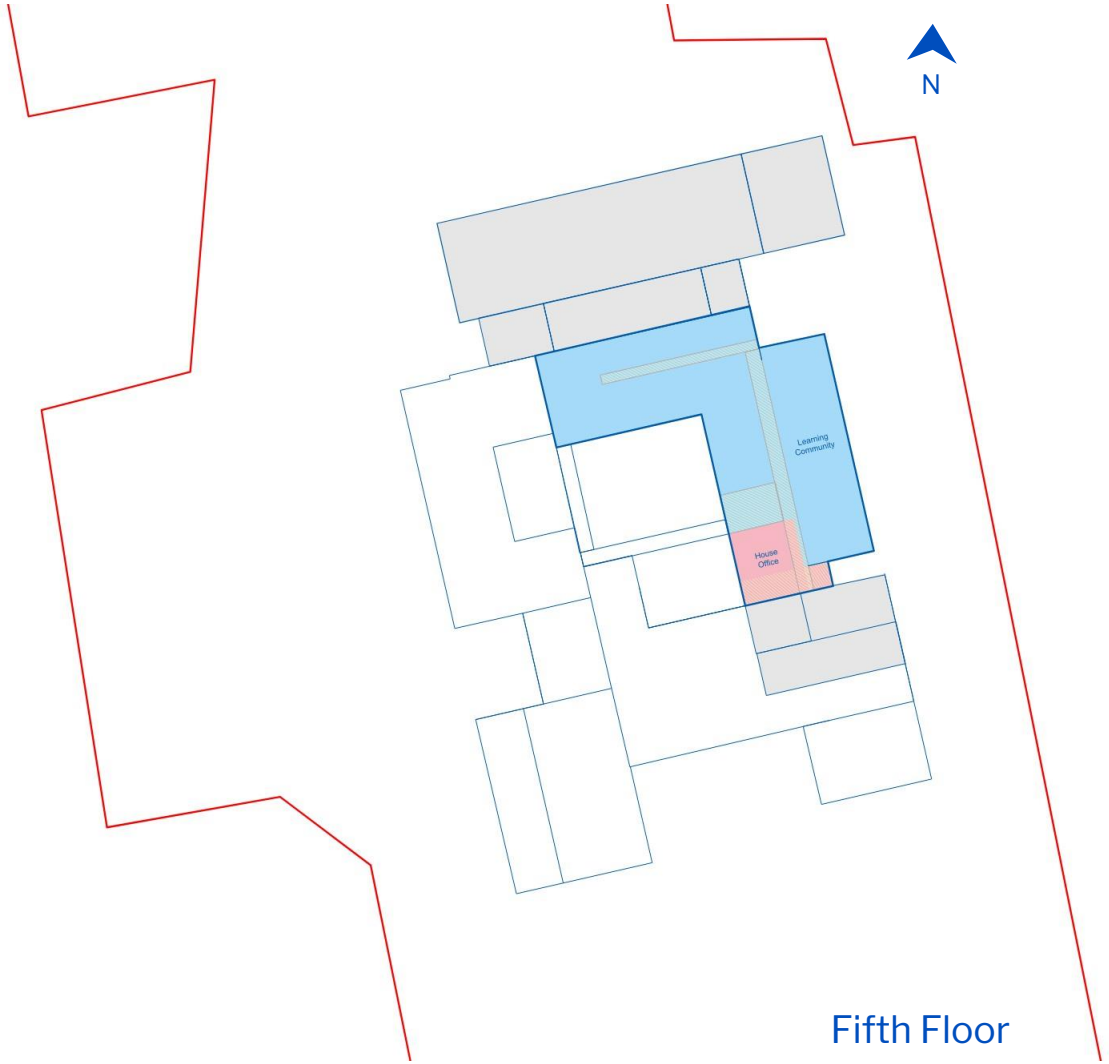
Fourth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

smma
LeftField
Agency Landscape + Planning

PSR Development - Alternative B.1.2 – Floor Plans



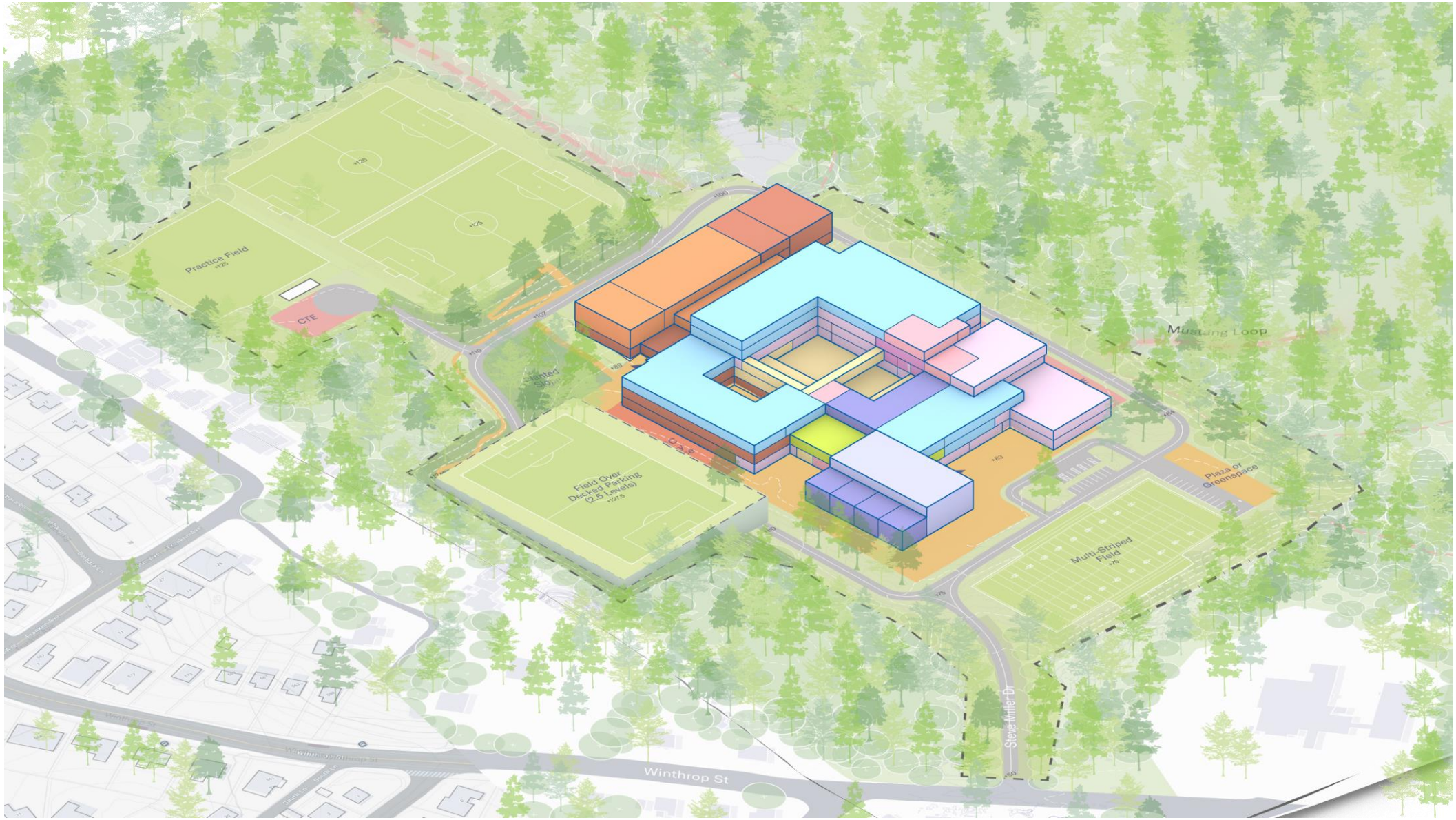
Fifth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

smma
LeftField
Agency Landscape + Planning

PSR Development - Alternative B.1.2 – Aerial

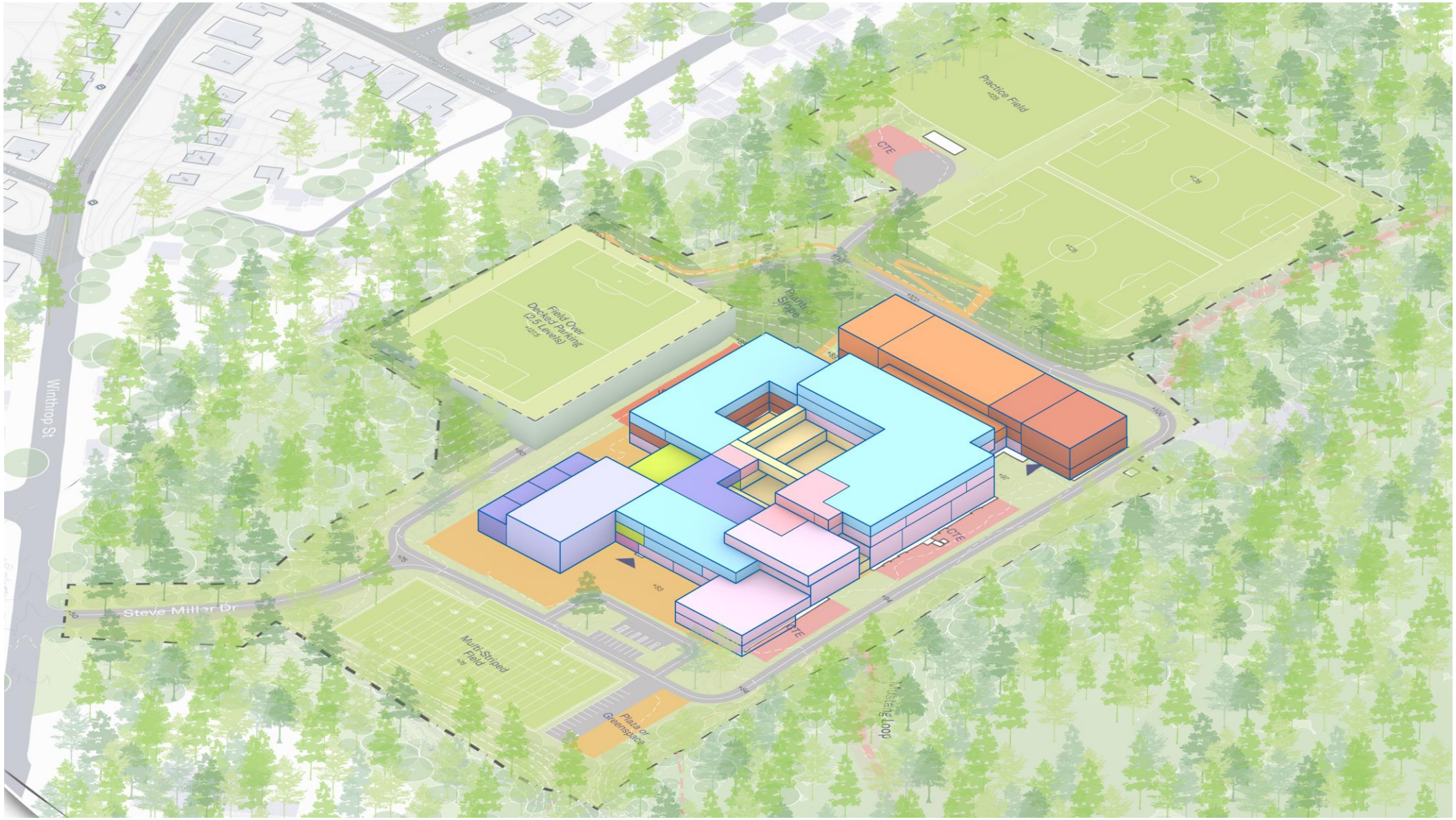


MAIN ENTRY

SECONDARY ENTRY

- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
- ROOF / PV AREA
- ROOF TERRACE
- UNEXCAVATED / BELOW GRADE

PSR Development - Alternative B.1.2 – Aerial



MAIN ENTRY

SECONDARY ENTRY

ADMINISTRATION & GUIDANCE

ART & MUSIC

AUDITORIUM / DRAMA

CHAPTER 74 PROGRAMS

CIRCULATION

CORE ACADEMICS / SPECIAL EDUCATION

CUSTODIAL & MAINTENANCE

DINING & FOOD SERVICE

HEALTH & PHYSICAL EDUCATION

INNOVATION LABS

MEDIA CENTER

OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

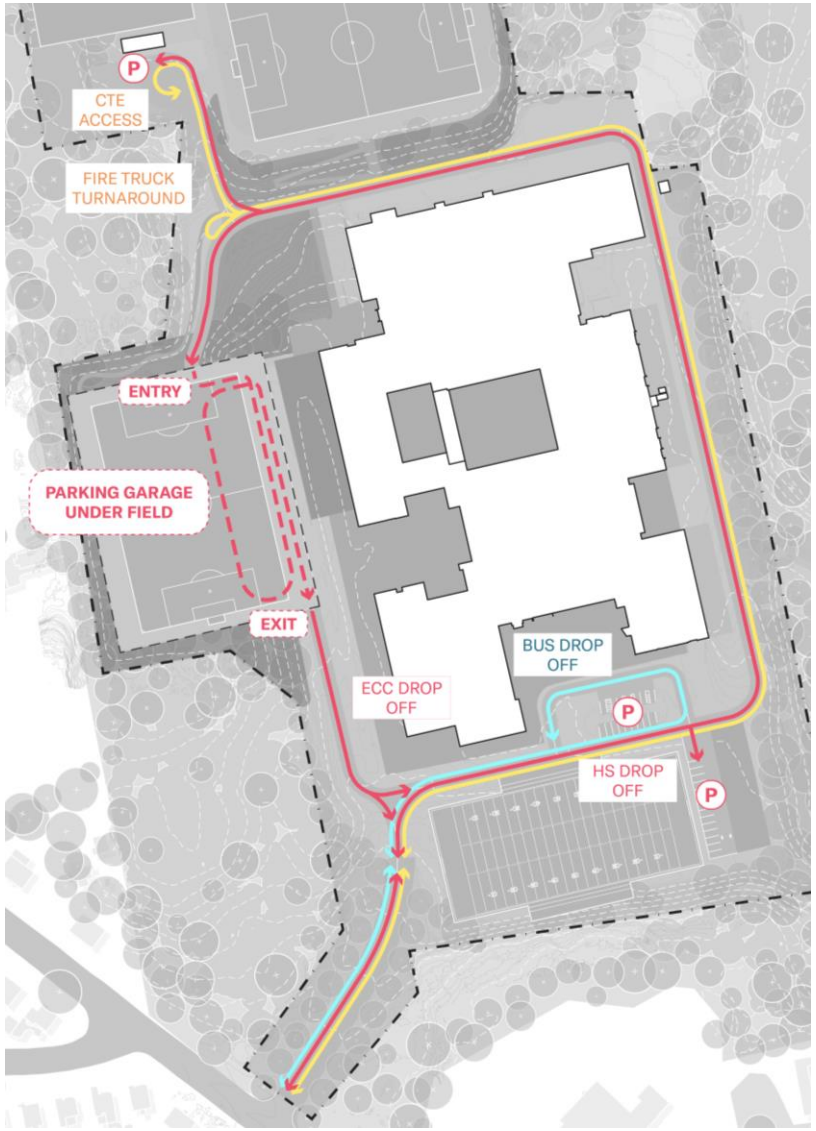
ROOF / PV AREA

ROOF TERRACE

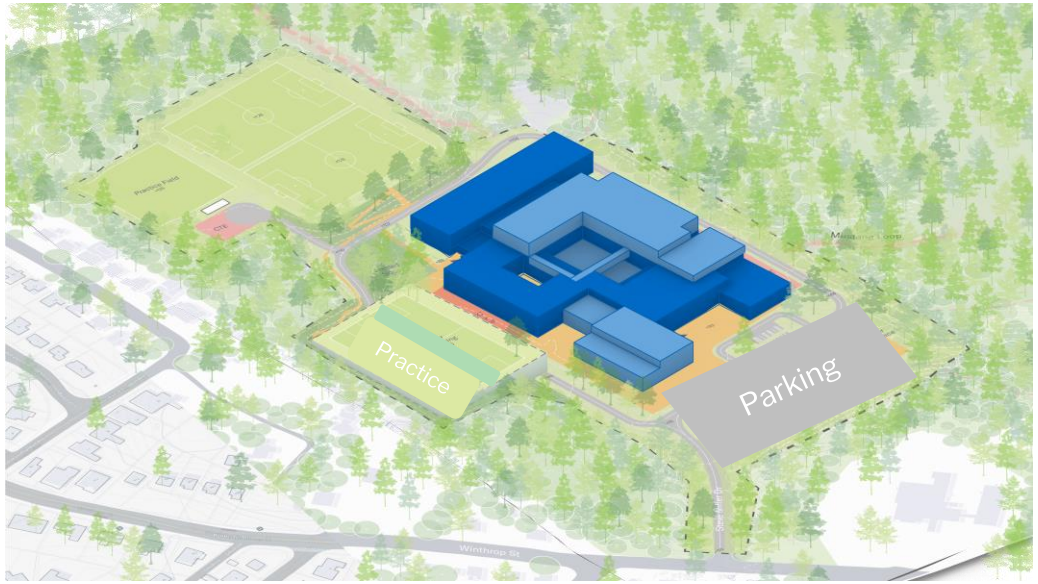
UNEXCAVATED / BELOW GRADE

PSR Development - Alternative B.1.2 – Site Circulation and Parking/Fields

Separate drop off for HS and ECC. Vertical circulation through garage for cars, turn around at upper level for emergency vehicles.



LEGEND
- Cars
- Buses
- Service / Fire

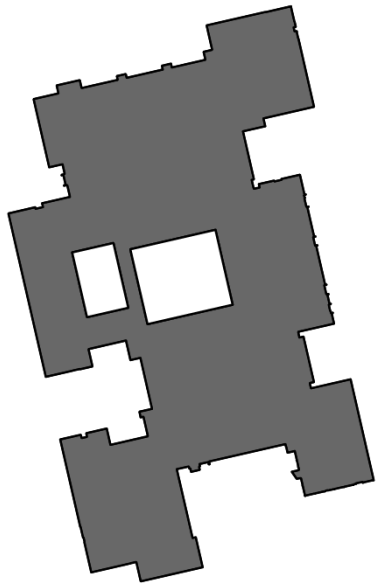


Eliminating the garage in the base scheme means surface parking and the reduction of two full size fields resulting in:

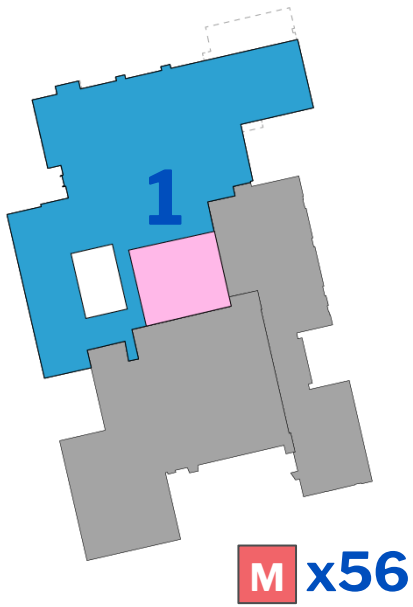
- 450 surface parking spaces
- Two (2) multipurpose fields and two (2) practice fields

smma LeftField Agency Landscape + Planning

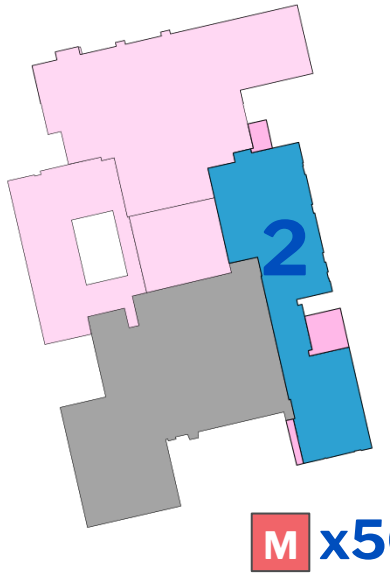
PSR Development - Alternative B.1.2 - Phasing



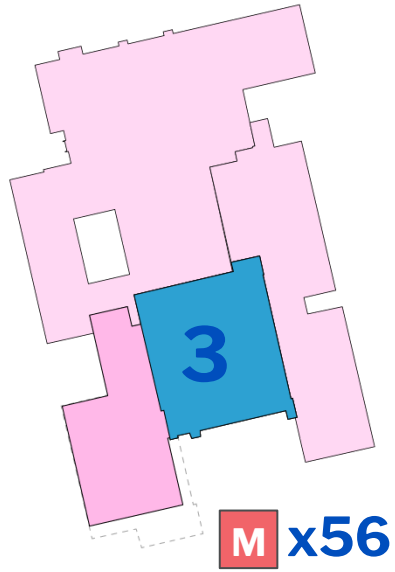
Existing Building
- Site Prep / Enabling
- Existing building in use



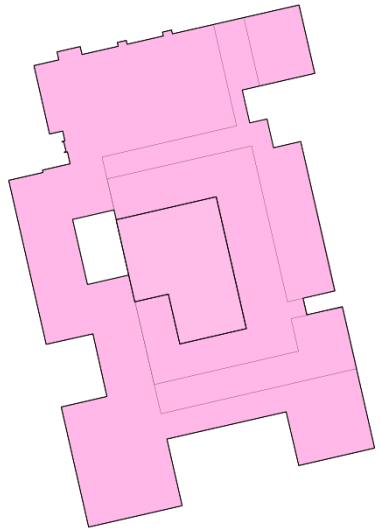
Phase 1
- Demolish existing mechanical room, renovate C, D, E & F Wings (including Pool), build New Addition above D Wing
- Modular Classrooms and remainder of existing building in use



Phase 2
- Renovate G & H (Vocational) Wings, build New Addition above both G & H Wings
- Modular Classrooms, remainder of existing building and Phase 1 Renovation & Addition in use.



Phase 3
- Renovate B Wing, demolish and replace A Wing with New Addition
- Modular Classrooms and Phase 1 & 2 Renovation & Addition areas in use



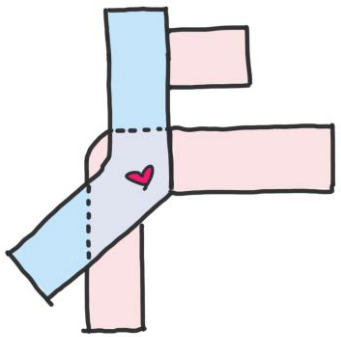
School Building Complete
- Sitework completed following building renovation
- Renovation & Additions fully occupied

Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

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PDP – Alternative C.2.2 (per the March 23, 2026 SBC meeting)





New Building Footprint

Existing Building Footprint

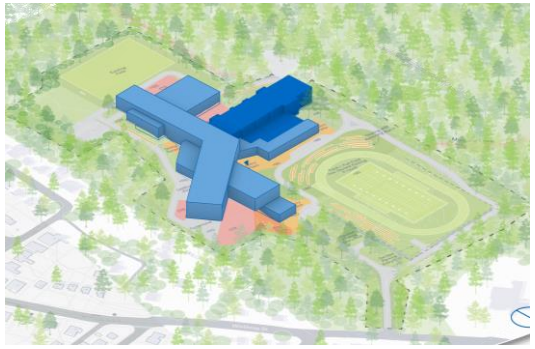


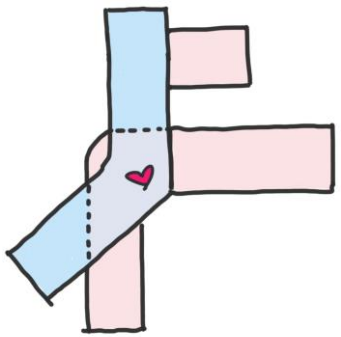
Summary:

- **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 (primarily exterior envelope and MEPFP systems) of 36,902 sf of the existing Pool Wing
  - Heavy Renovation (all existing systems and materials replaced except for the structure) of 131,697 sf of the remaining existing school building
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$850,116,633**
- Estimated duration of **51 months**
- **56** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly fields (2) relocated to the south of the site over parking, with one practice field renovated in place and one new multi-purpose field on former Edgerly Field location
- **Pool**: Renovation of the existing pool

smma LeftField Agency Landscape + Planning

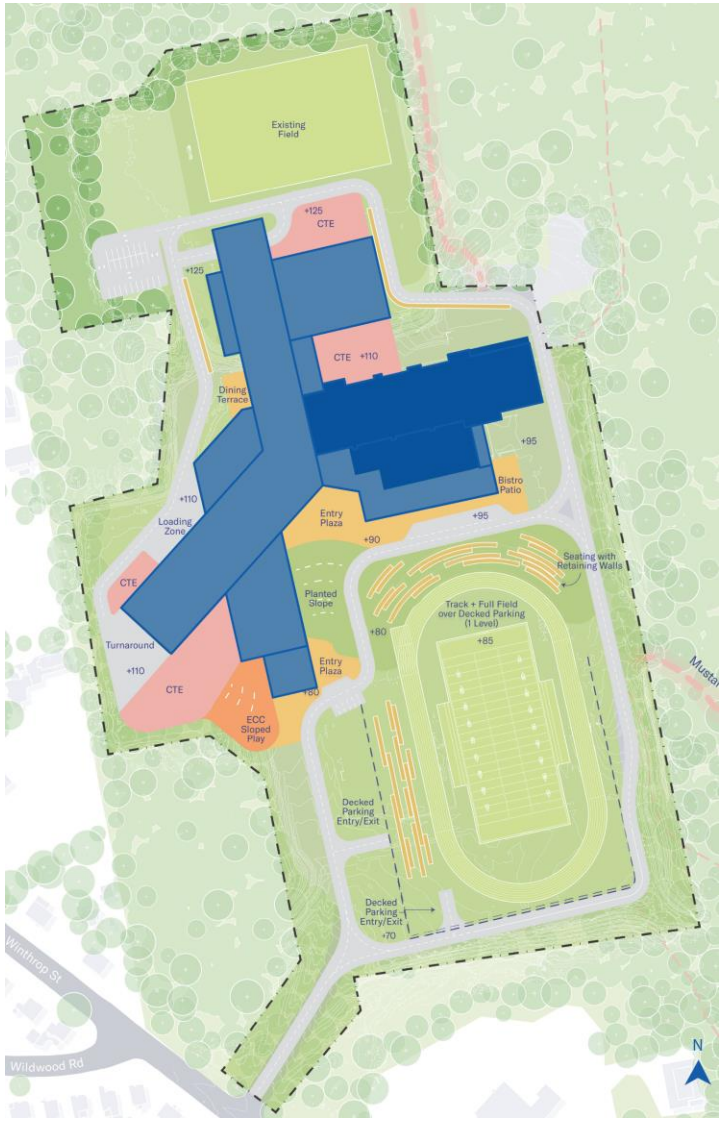
PSR Development – Alternative C.2.2 (current)





New Building Footprint

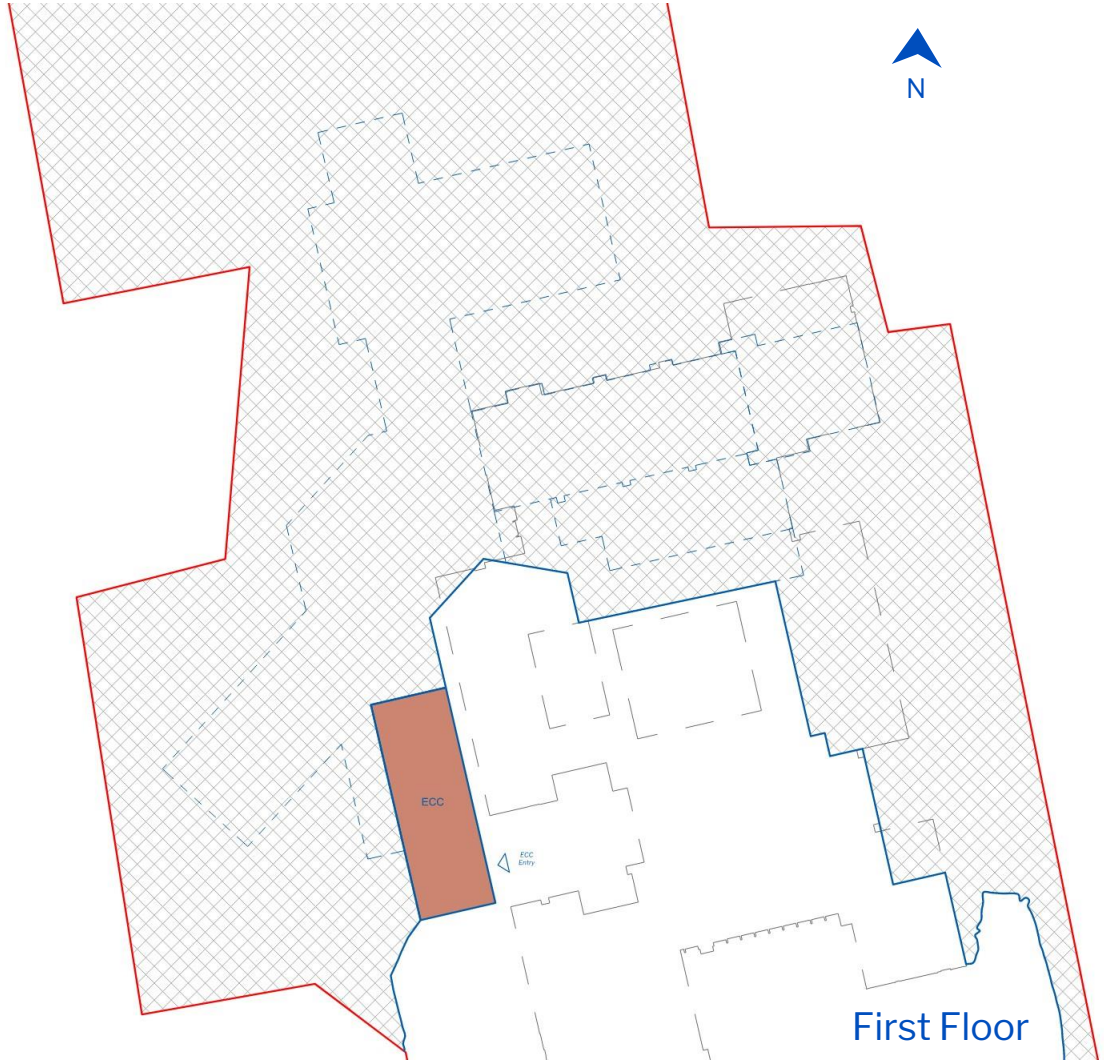
Existing Building Footprint



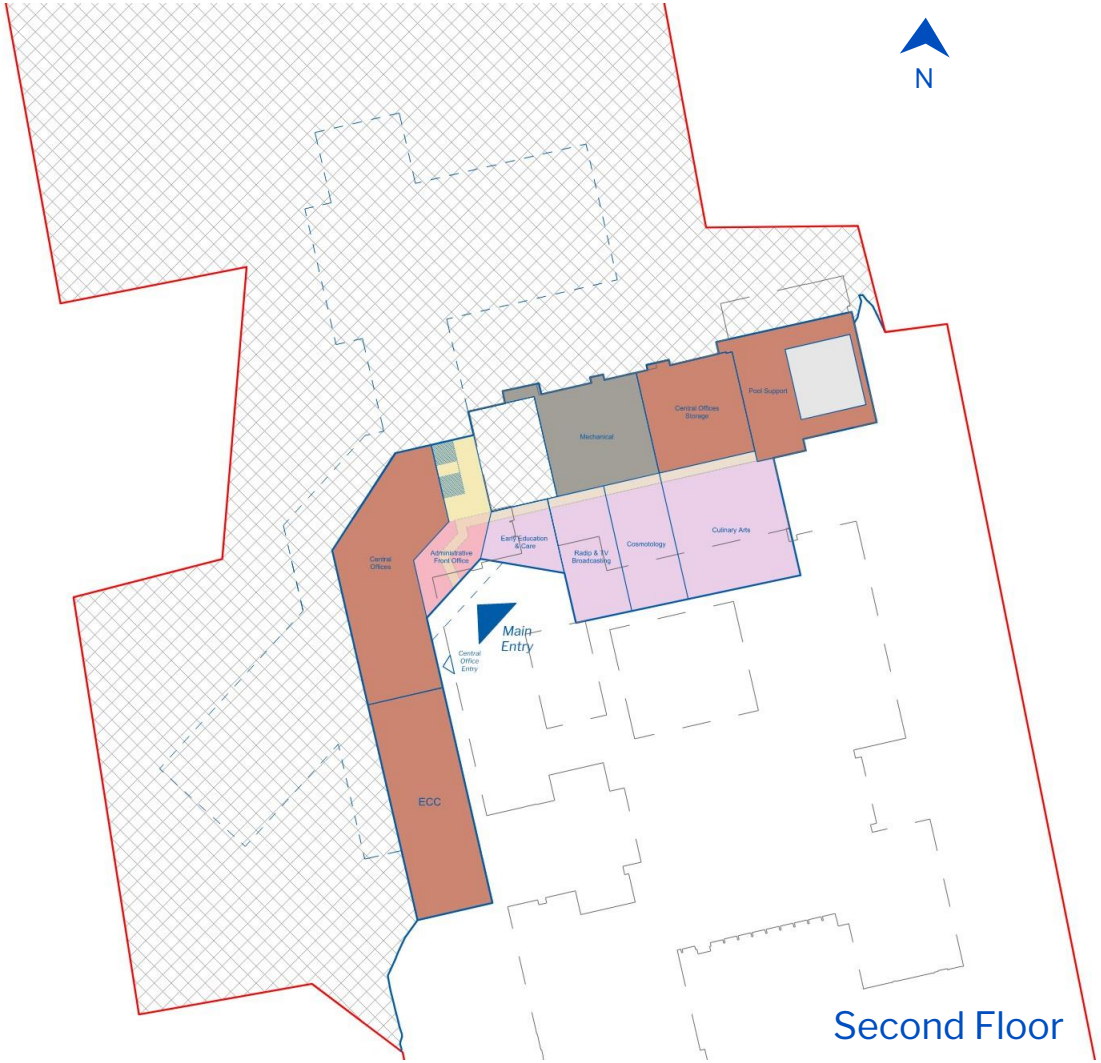
Summary:

- **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:
  - New construction as **5 Stories**, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - Light Renovation (primarily exterior envelope and MEPFP systems) of the existing Pool Wing
  - Heavy Renovation (all existing systems and materials replaced except for the structure) of the remaining existing school building
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$XXXM**
- **0** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Stadium with track and multi-purpose field (with football) located on the southern side of the site above parking. One multi-purpose field and one practice field remains at Edgerly.
- **Pool**: Renovation of the existing pool

PSR Development - Alternative C.2.2 – Floor Plans



First Floor



Second Floor

MAIN ENTRY

SECONDARY ENTRY

OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

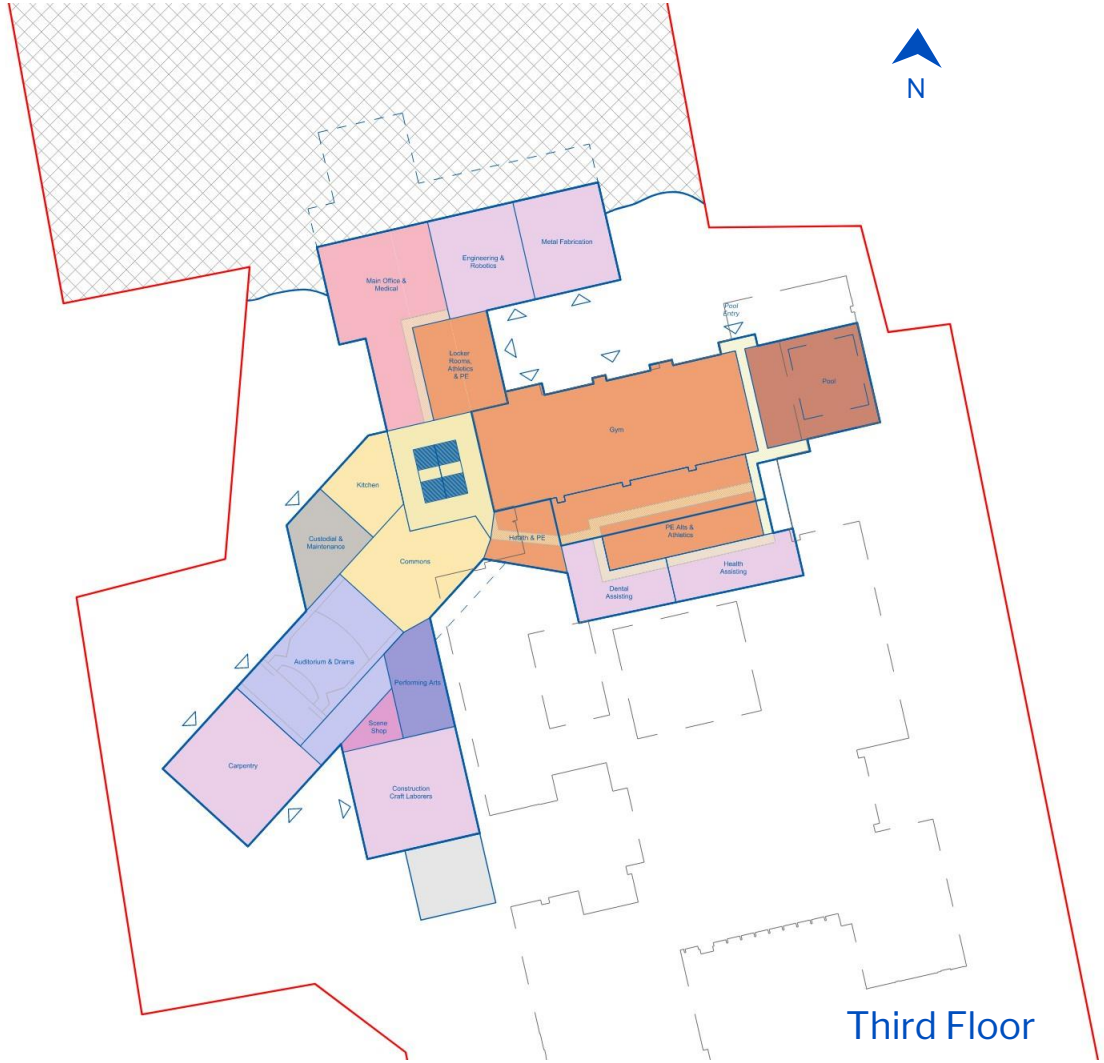
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
- ROOF / PV AREA
- ROOF TERRACE
- UNEXCAVATED / BELOW GRADE

smma

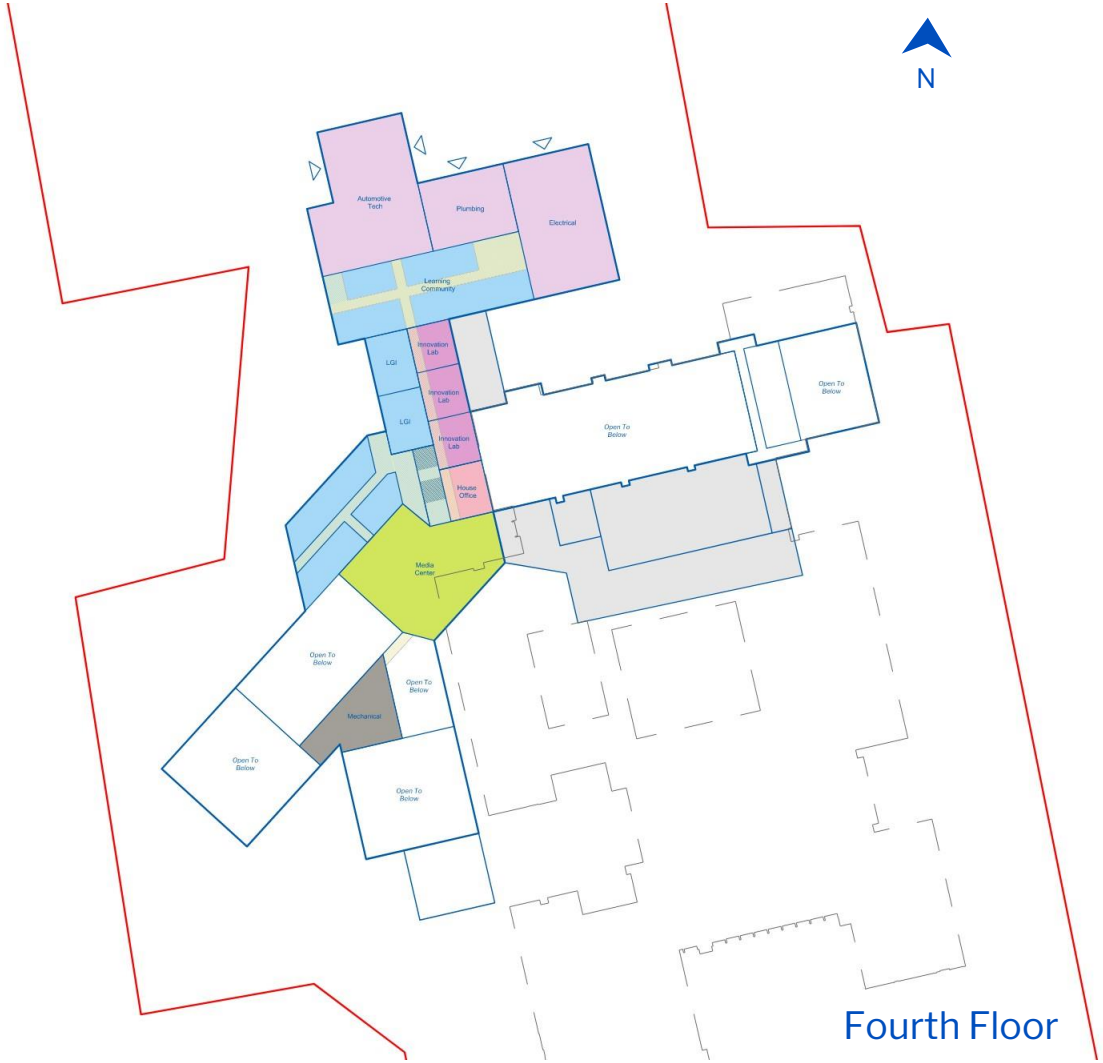
LeftField

Agency Landscape + Planning

PSR Development - Alternative C.2.2 – Floor Plans



Third Floor



Fourth Floor

MAIN ENTRY

SECONDARY ENTRY

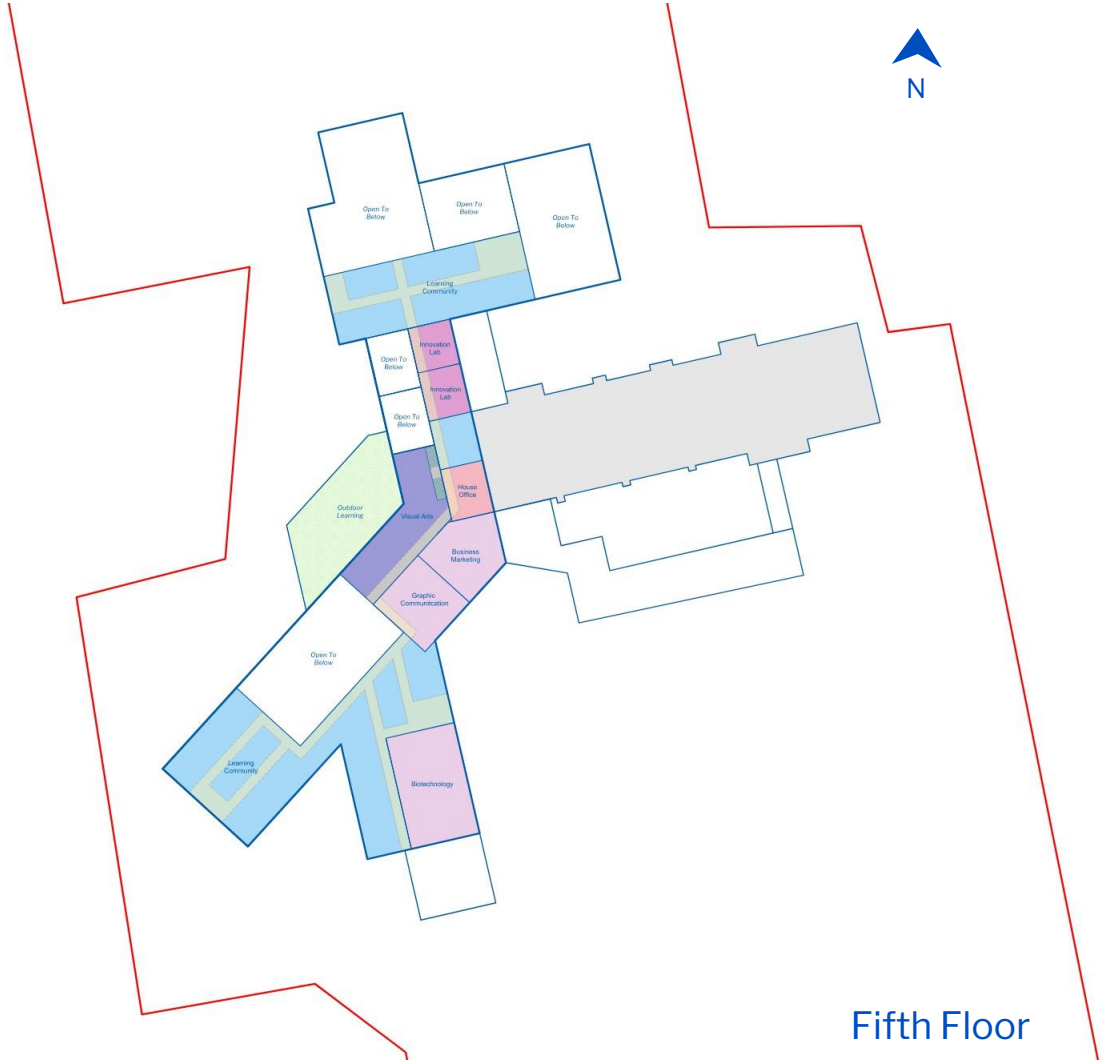
OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

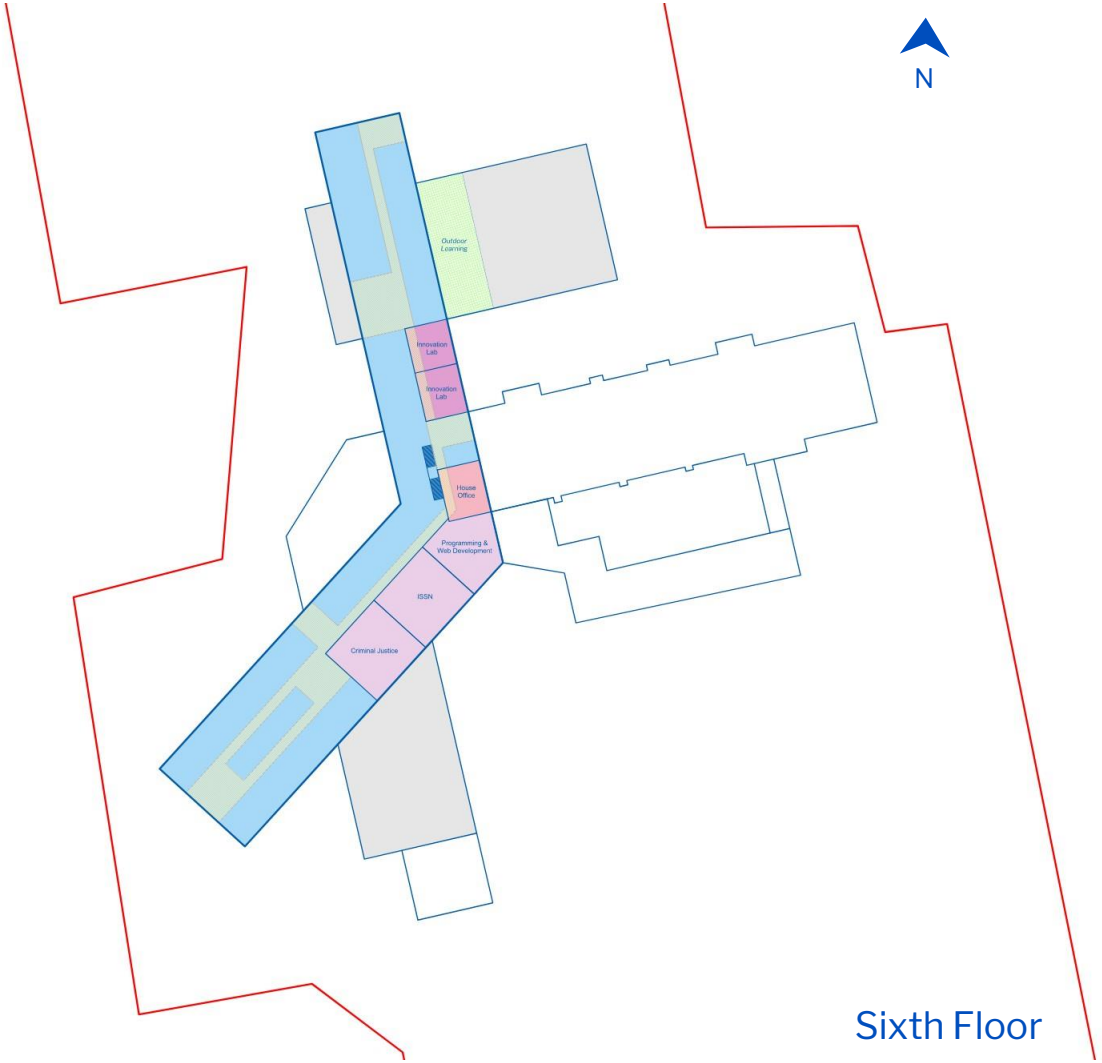
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
- ROOF / PV AREA
- ROOF TERRACE
- UNEXCAVATED / BELOW GRADE

smma LeftField Agency Landscape + Planning

PSR Development - Alternative C.2.2 – Floor Plans



Fifth Floor



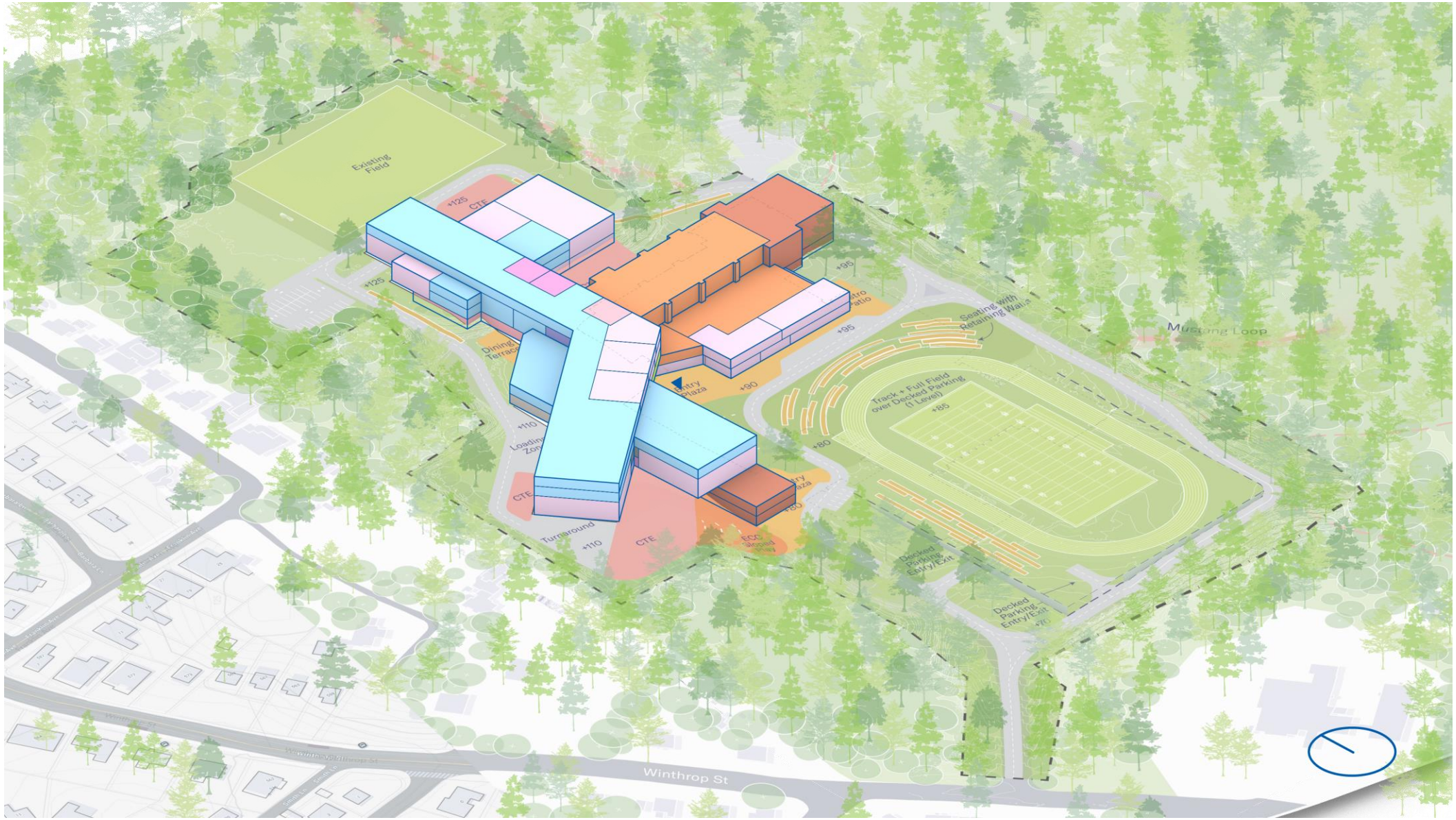
Sixth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

smma
LeftField
Agency Landscape + Planning

PSR Development – Alternative C.2.2 – Aerial

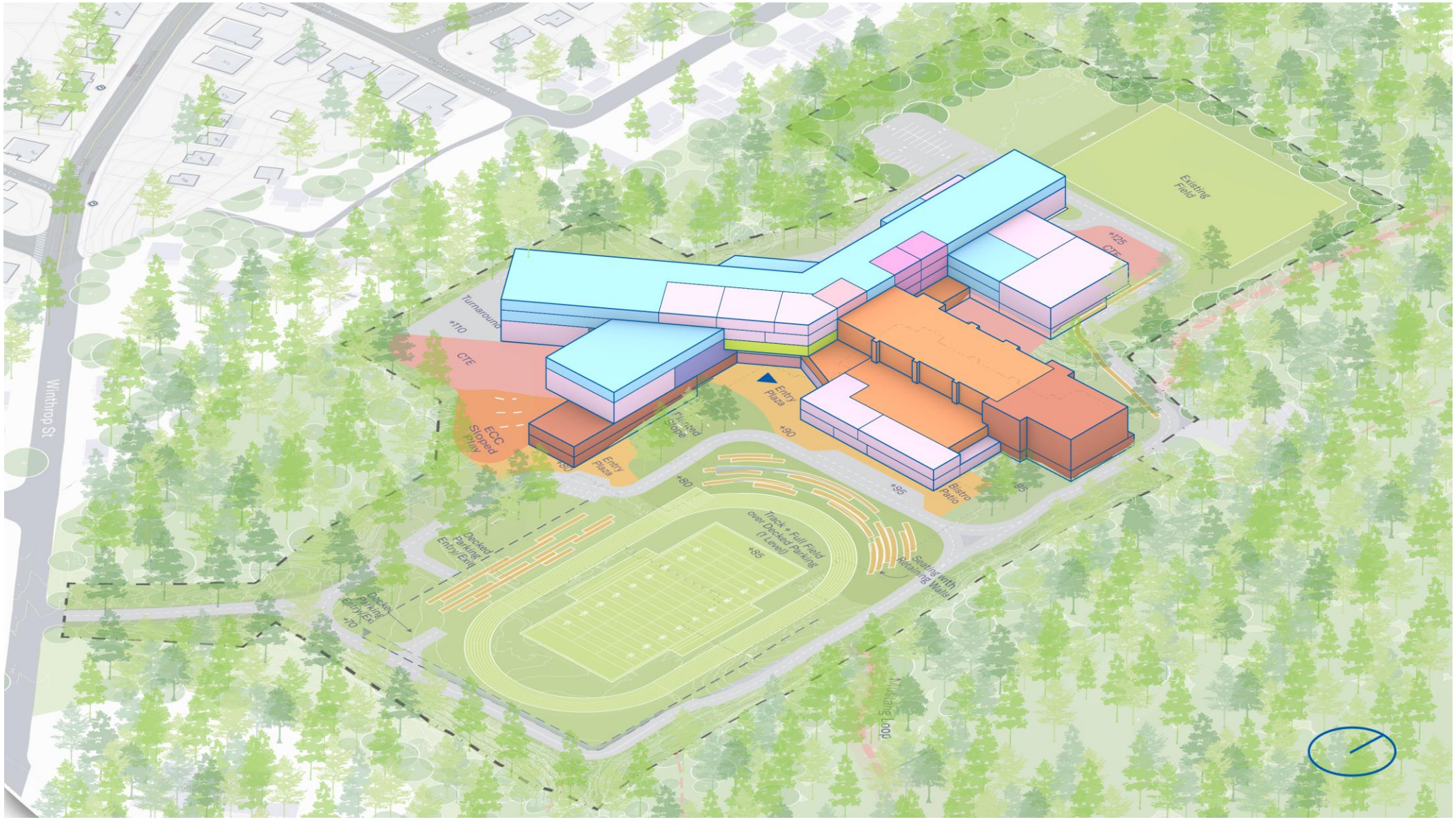


MAIN ENTRY

SECONDARY ENTRY

- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
- ROOF / PV AREA
- ROOF TERRACE
- UNEXCAVATED / BELOW GRADE

PSR Development – Alternative C.2.2 – Aerial

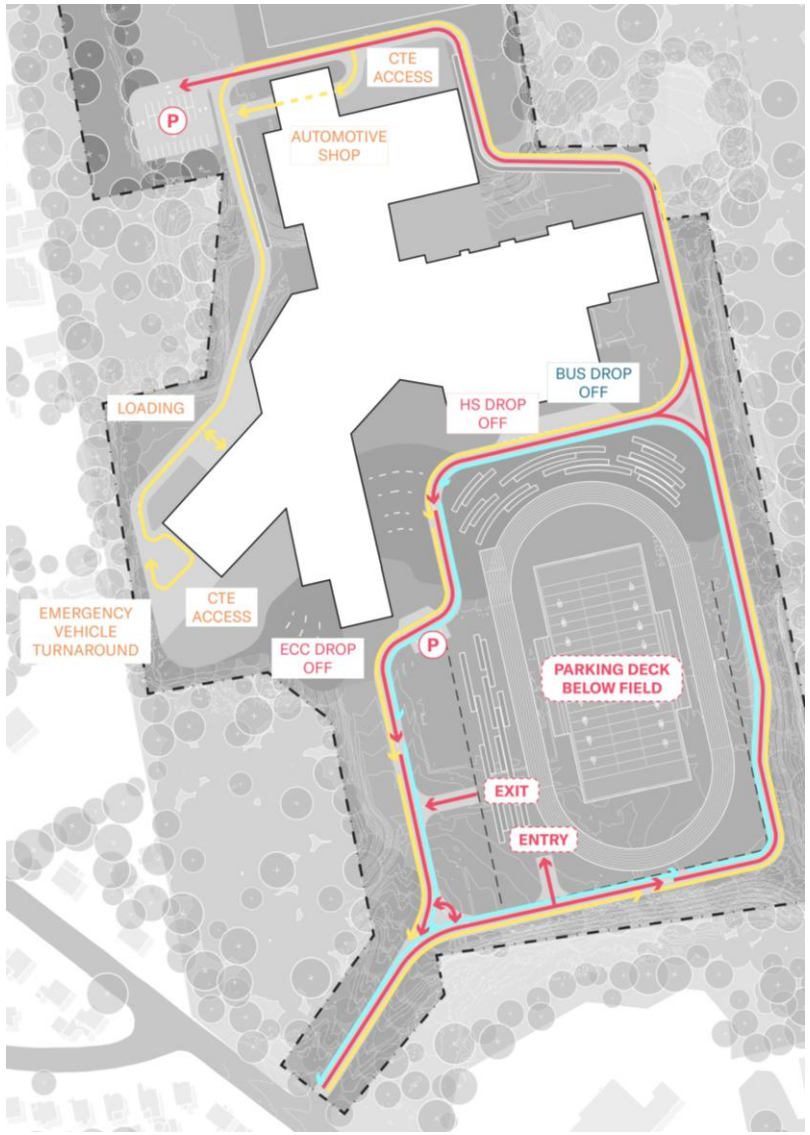


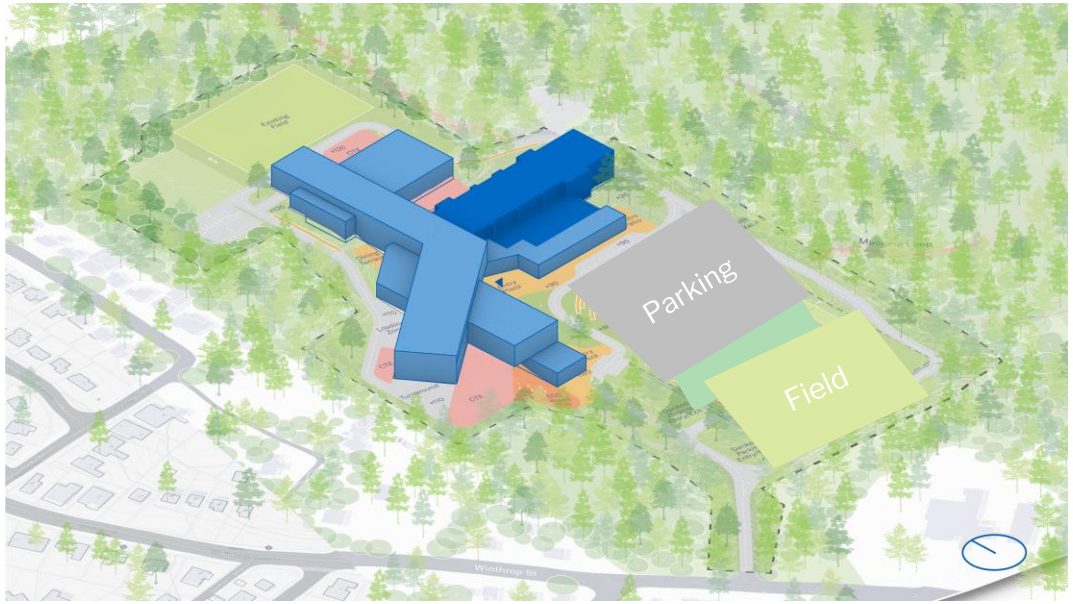
Agency
Landscape + Planning

PSR Development – Alternative C.2.2 – Site Circulation and Parking/Fields

Separate drop off for HS and ECC.

Turn around at upper level for emergency vehicles.





Eliminating the garage in the base scheme means surface parking and the reduction of the track/field resulting in:

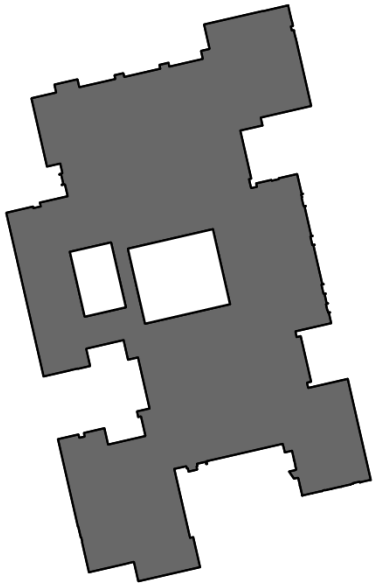
- 450 surface parking spaces
- Two total (2) multipurpose fields, and One (1) practice field

LEGEND

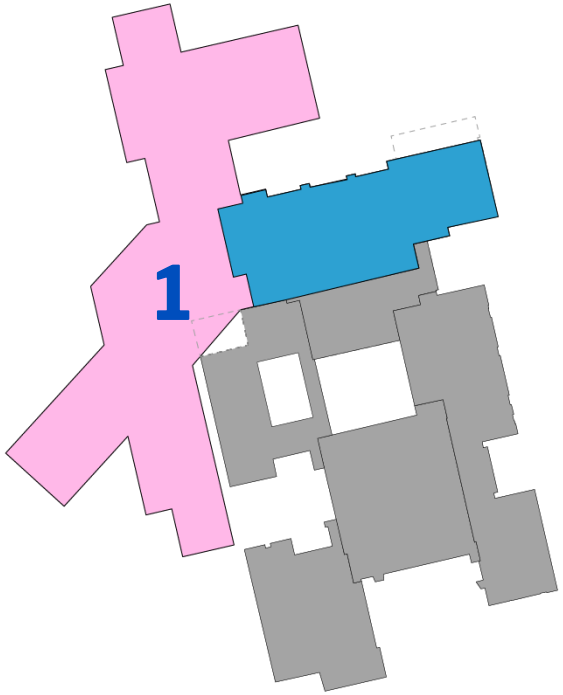
- Cars
- Buses
- Service / Fire

smma LeftField Agency Landscape + Planning

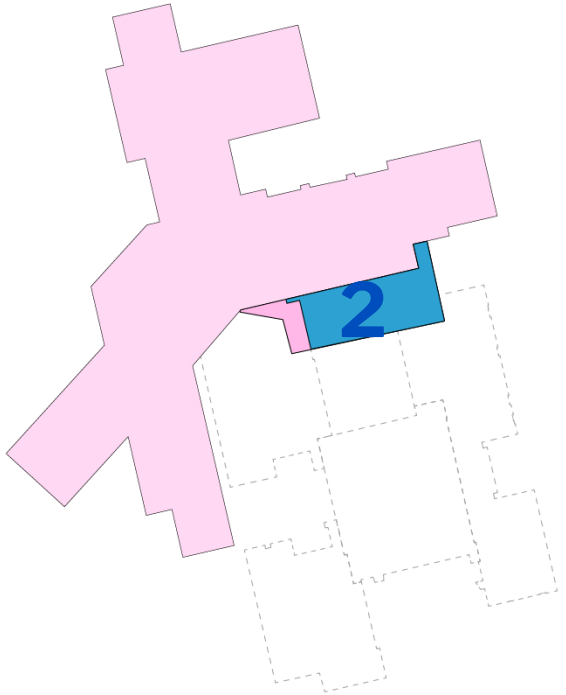
PSR Development - Alternative C.2.2 - Phasing



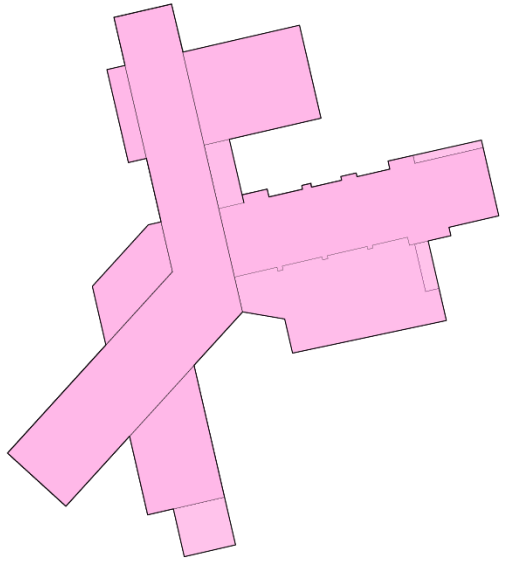
Existing Building
- Site Prep / Enabling
- Existing building in use



Phase 1
- Demolish existing mechanical room & Northwest corner of C Wing, renovate D, E & F Wings (including Pool), build New Addition.
- Existing building (without pool and gym) in use



Phase 2
- Demolish remainder of existing building. Renovate remainder of D Wing, build remaining New Addition adjacent to D Wing
- Phase 1 Renovation & Addition areas in use



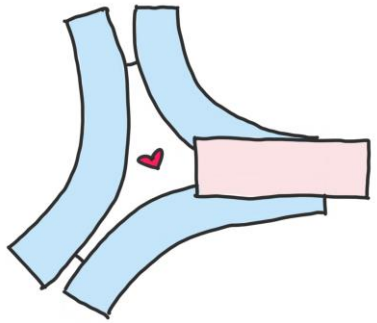
School Building Complete
- Sitework completed following building renovation
- Renovation & Addition fully occupied

Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

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LeftField
Agency Landscape + Planning

PDP – Alternative C.3.4 (per the March 23, 2026 SBC meeting)





New Building Footprint

Existing Building Footprint

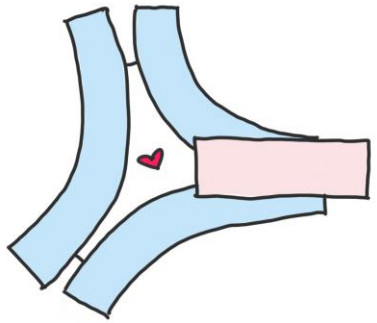


Summary:

- **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 (primarily exterior envelope and MEPFP systems) of 36,902 sf of the existing Pool Wing
  - Heavy Renovation (all existing systems and materials replaced except for the structure) of 16,730 sf of the remaining existing school building
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$832,510,894**
- Estimated duration of **51 months**
- **56** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly field (1) renovated in place, two practice fields renovated in place and one new multi-purpose field and track within a stadium located over parking towards the southern end of the site.
- **Pool**: Renovation of the existing pool

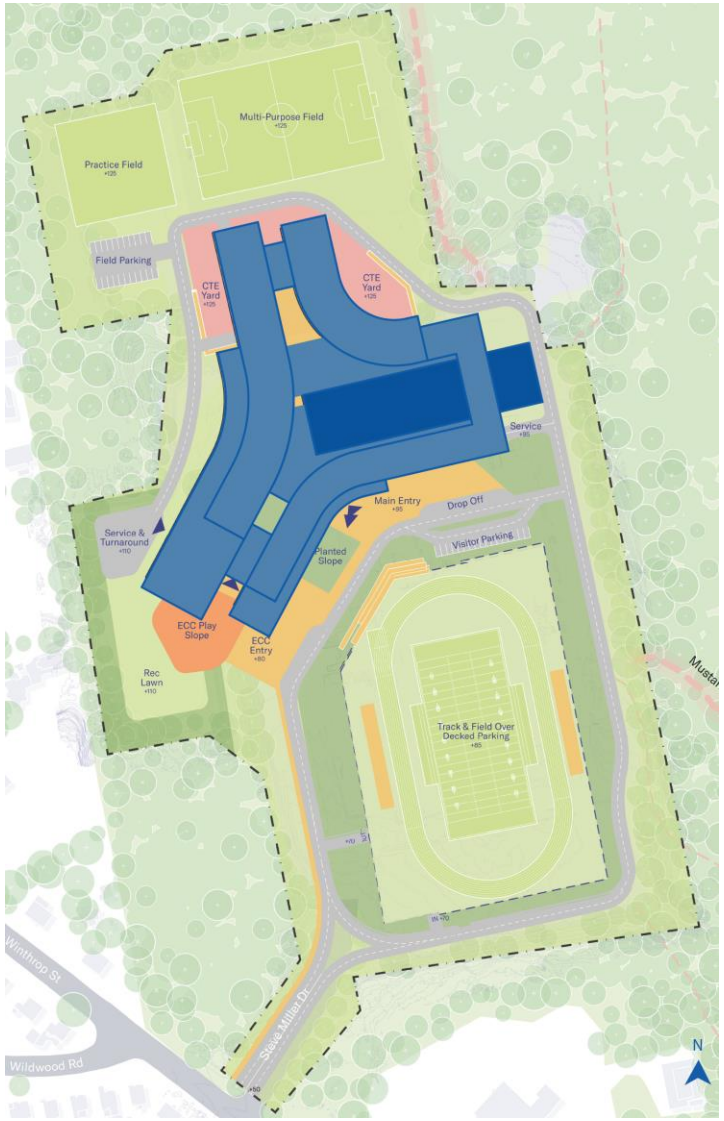
PSR Development – Alternative C.3.4 (current)





New Building Footprint

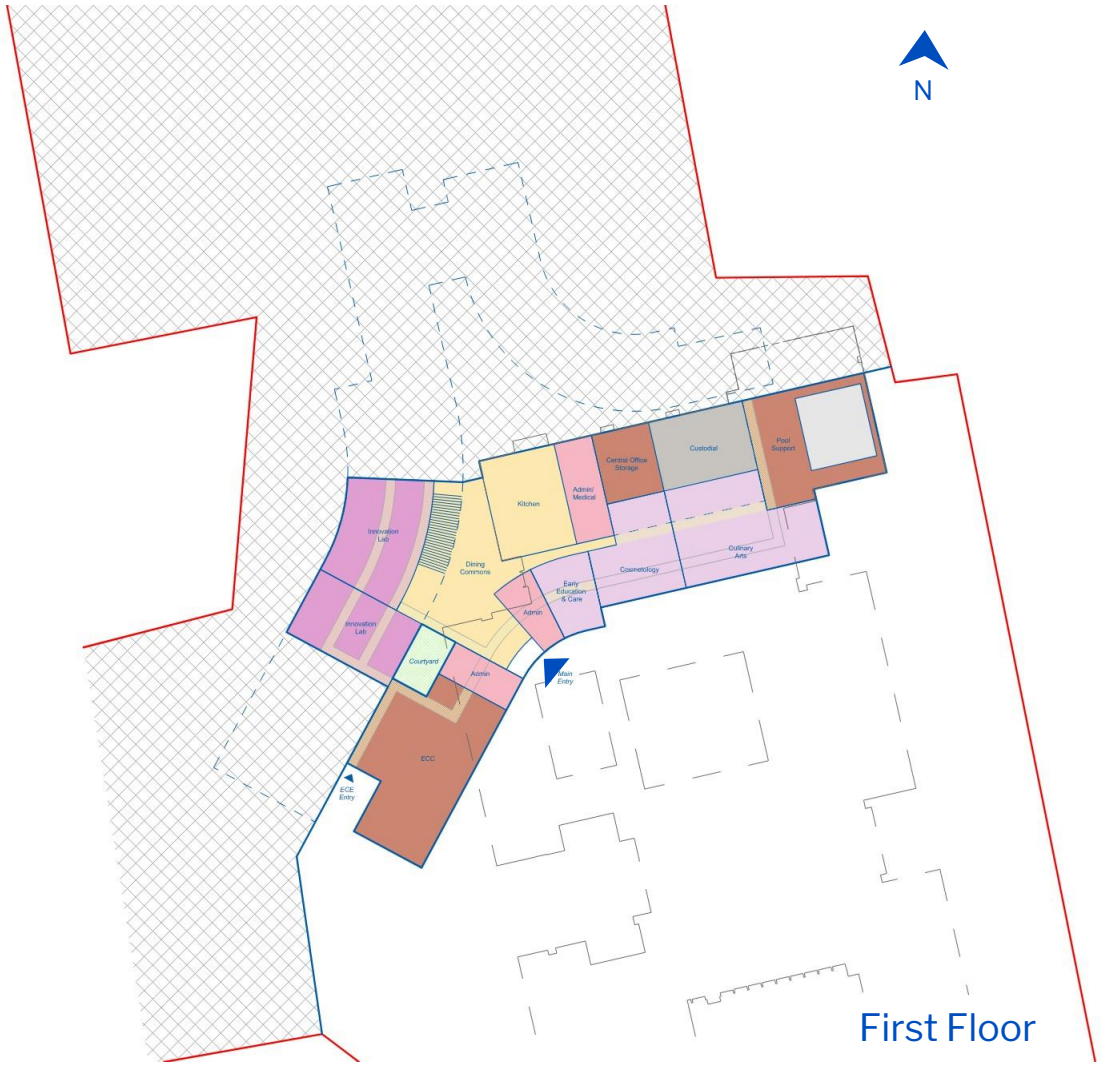
Existing Building Footprint



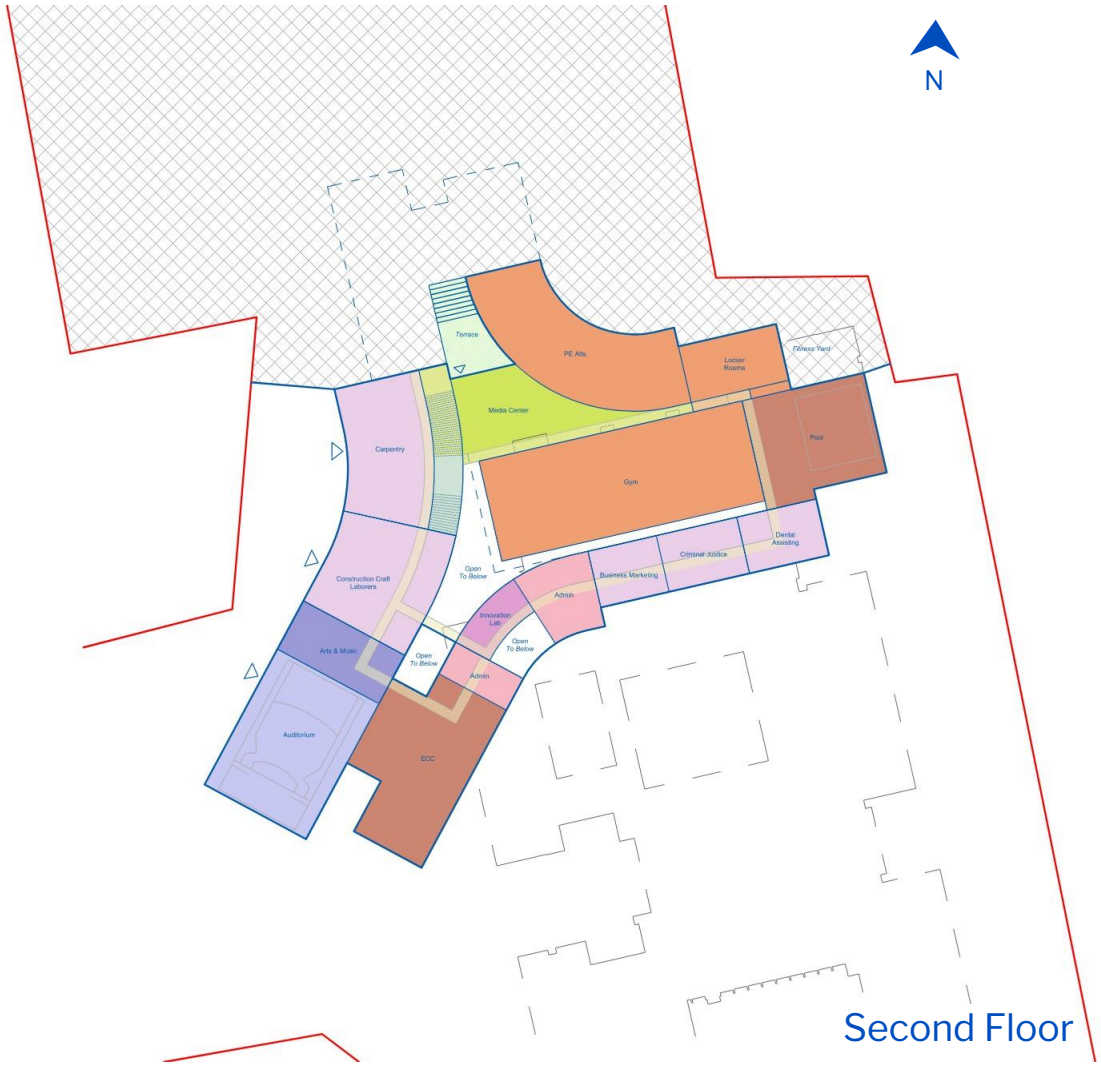
Summary:

- **Addition/renovation** (On the Existing Footprint, on the Hillside to the west and a portion of Edgerly Field to the north) which proposes:
  - 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 (primarily exterior envelope and MEPFP systems) of the existing Pool Wing
  - Heavy Renovation (all existing systems and materials replaced except for the structure) of the remaining existing school building
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$XXXM**
- **0** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly field (1) renovated in place, two practice fields renovated in place and one new multi-purpose field and track within a stadium located over parking towards the southern end of the site.
- **Pool**: Renovation of the existing pool

PSR Development - Alternative C.3.4 – Floor Plans



First Floor



Second Floor

MAIN ENTRY

SECONDARY ENTRY

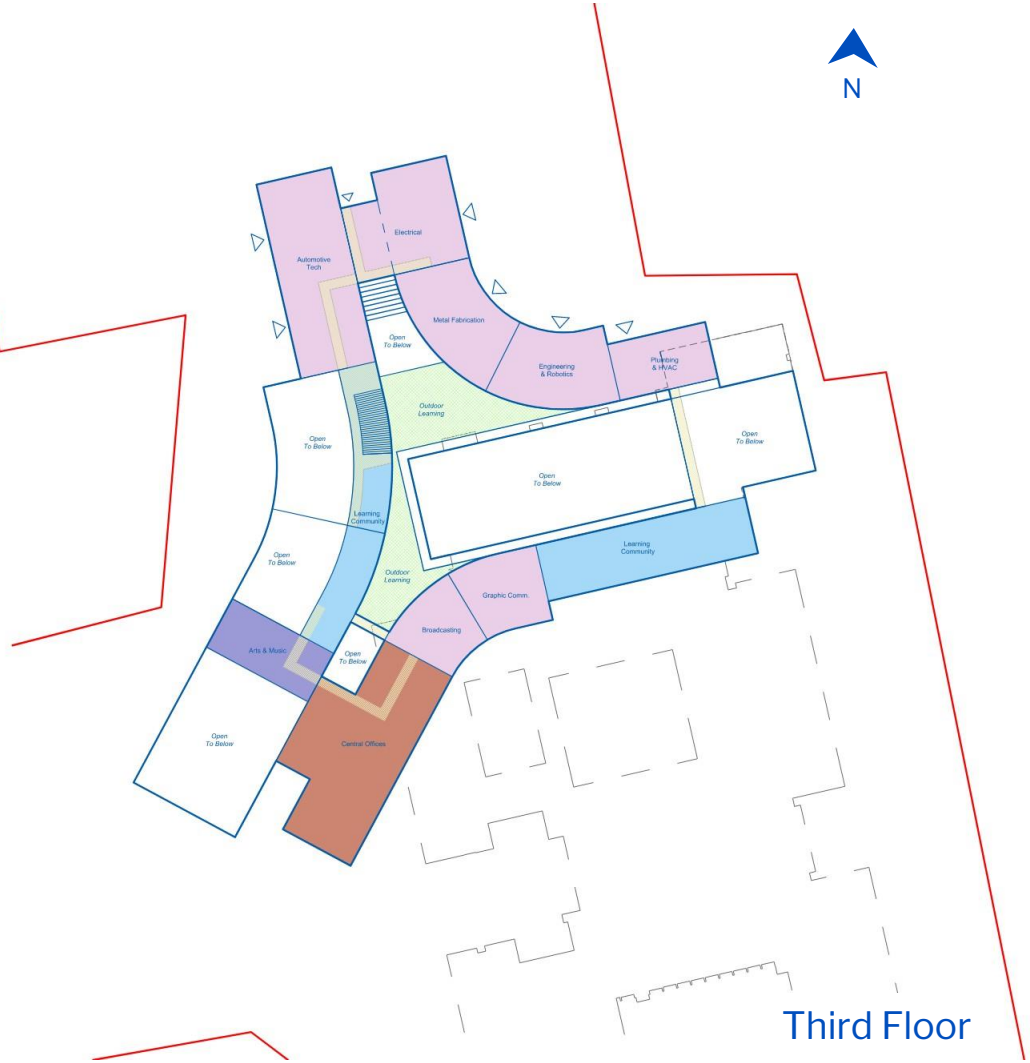
OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

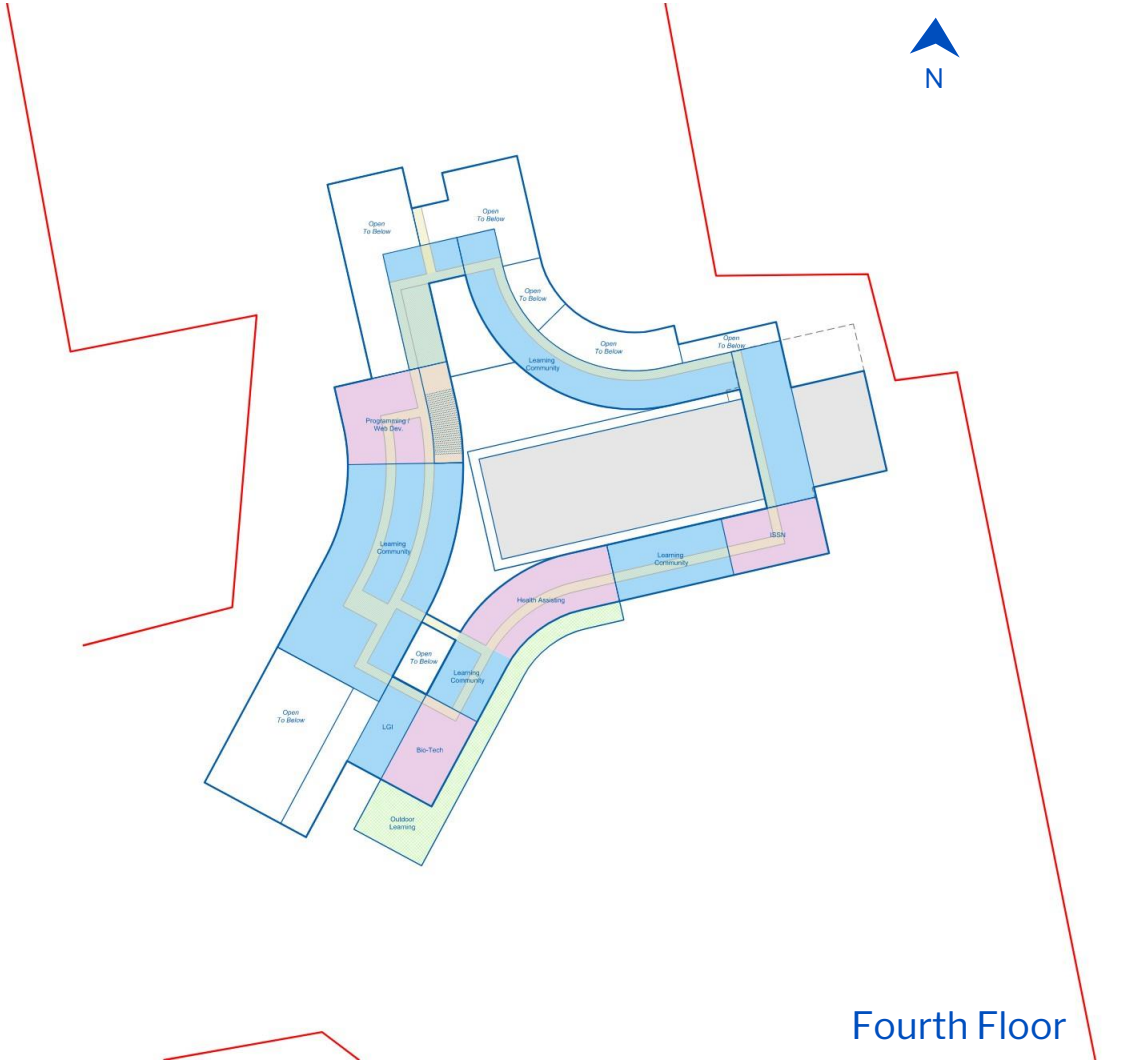
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
- ROOF / PV AREA
- ROOF TERRACE
- UNEXCAVATED / BELOW GRADE

smma LeftField Agency Landscape + Planning

PSR Development - Alternative C.3.4 – Floor Plans



Third Floor



Fourth Floor

MAIN ENTRY

SECONDARY ENTRY

OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE

ART & MUSIC

AUDITORIUM / DRAMA

CHAPTER 74 PROGRAMS

CIRCULATION

CORE ACADEMICS / SPECIAL EDUCATION

CUSTODIAL & MAINTENANCE

DINING & FOOD SERVICE

HEALTH & PHYSICAL EDUCATION

INNOVATION LABS

MEDIA CENTER

OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

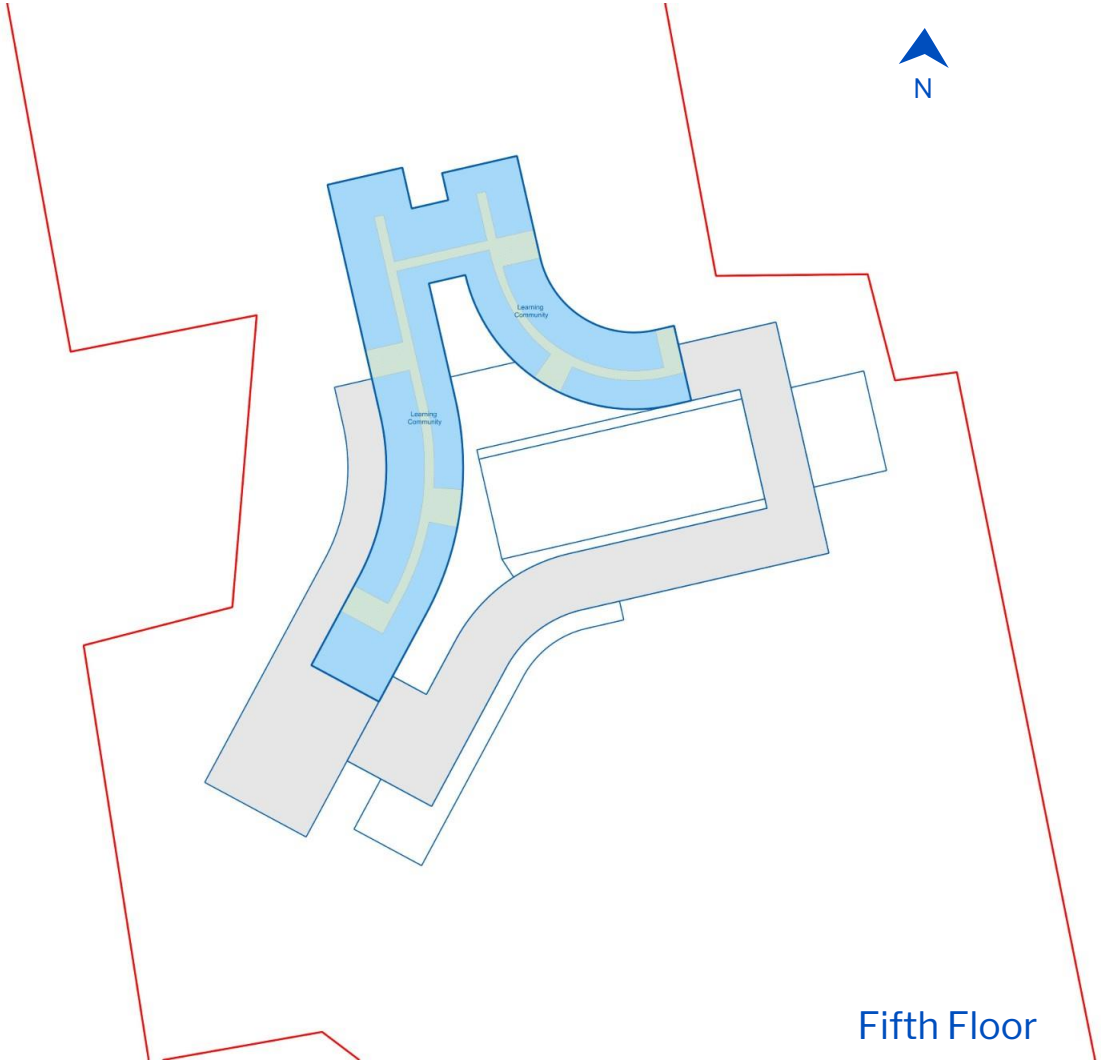
UNEXCAVATED / BELOW GRADE

smma

LeftField

Agency Landscape + Planning

PSR Development - Alternative C.3.4 – Floor Plans



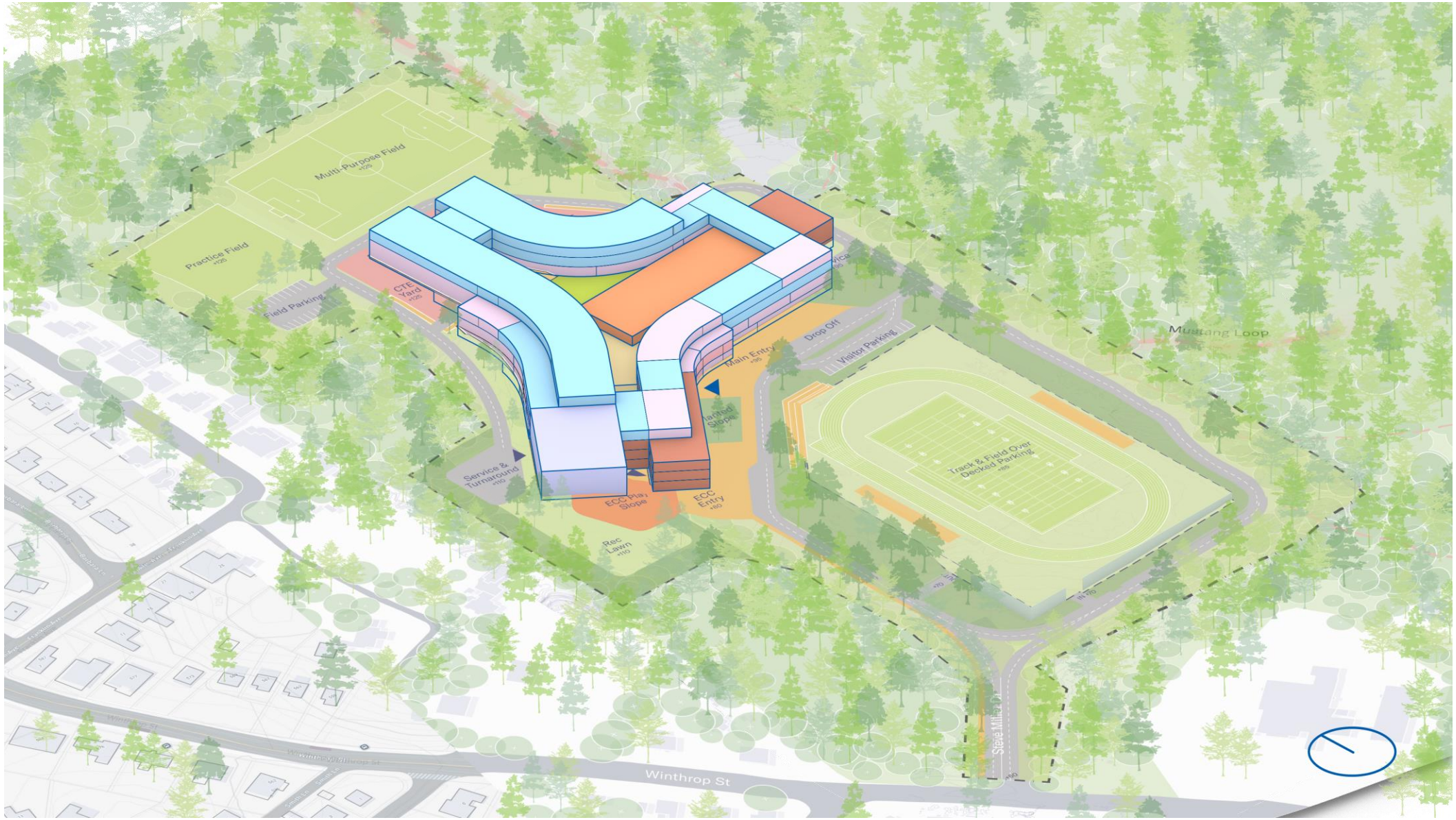
Fifth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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LeftField
Agency Landscape + Planning

PSR Development - Alternative C.3.4 – Aerial



Agency
Landscape + Planning

PSR Development - Alternative C.3.4 – Aerial

MAIN ENTRY

SECONDARY ENTRY

ADMINISTRATION & GUIDANCE

ART & MUSIC

AUDITORIUM / DRAMA

CHAPTER 74 PROGRAMS

CIRCULATION

CORE ACADEMICS / SPECIAL EDUCATION

CUSTODIAL & MAINTENANCE

DINING & FOOD SERVICE

HEALTH & PHYSICAL EDUCATION

INNOVATION LABS

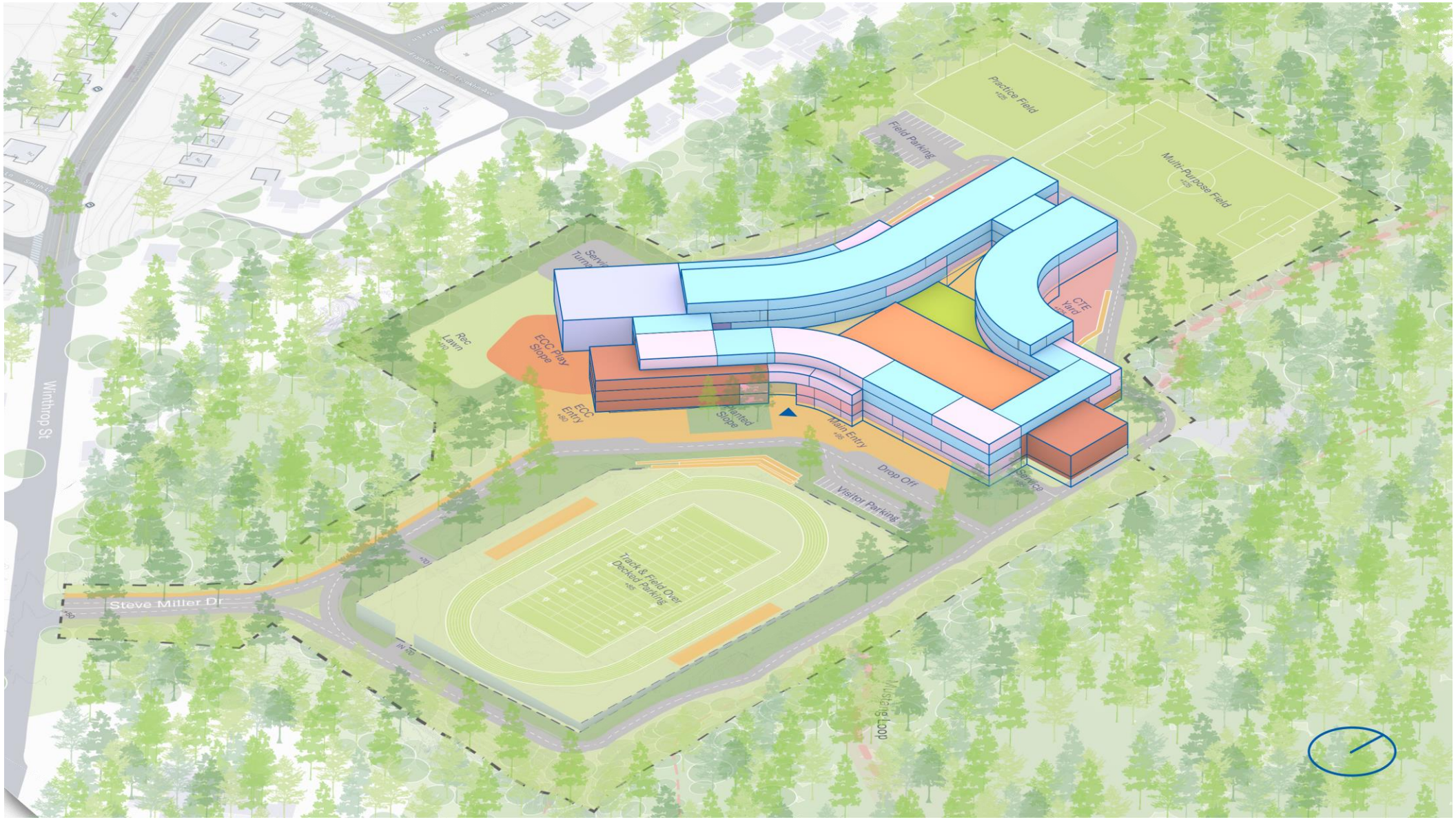
MEDIA CENTER

OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

UNEXCAVATED / BELOW GRADE

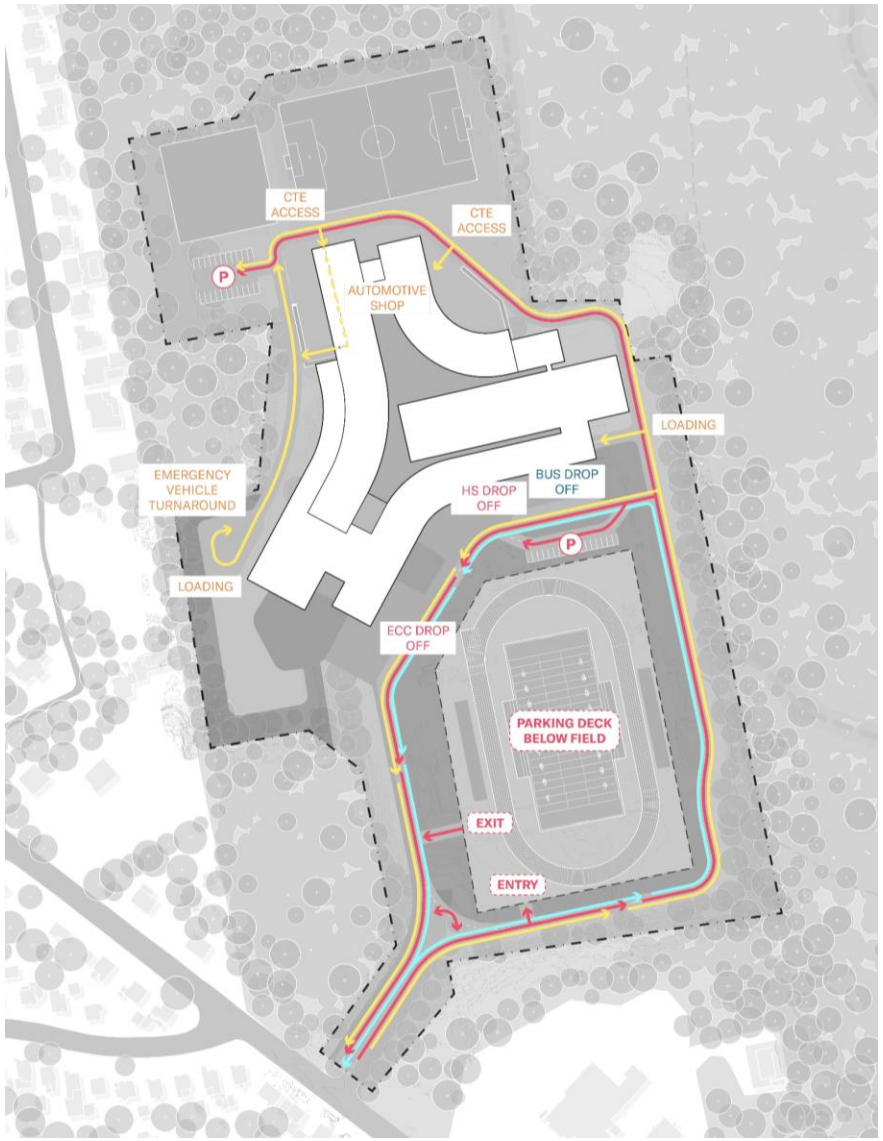


Agency
Landscape + Planning

PSR Development - Alternative C.3.4 – Site Circulation and Parking/Fields

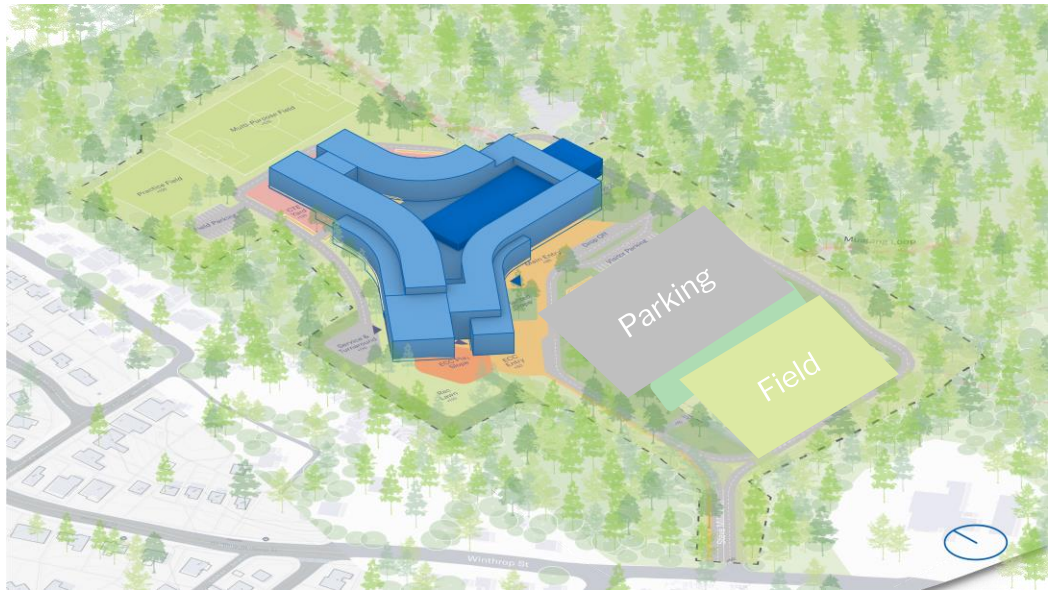
Separate drop off for HS and ECC.

Connected site circulation for emergency and service vehicles.



LEGEND

- Cars
- Buses
- Service / Fire

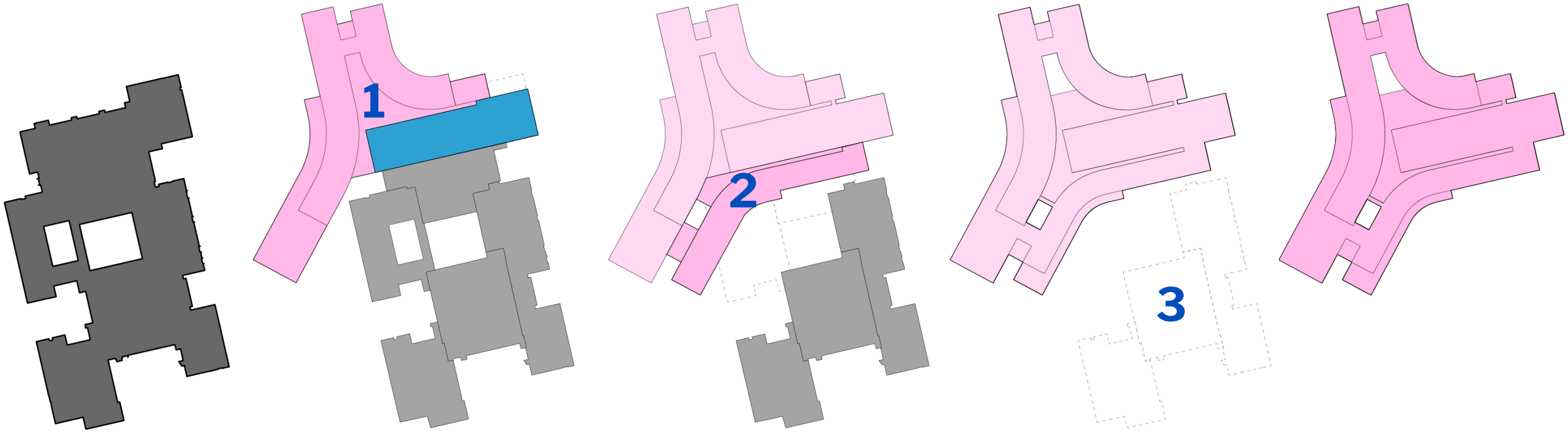


Eliminating the garage in the base scheme means surface parking and the reduction of the track/field resulting in:

- 450 surface parking spaces
- Two total (2) multipurpose fields and One (1) practice field

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PSR Development - Alternative C.3.4 - Phasing



Existing Building
- Site Prep / Enabling
- Existing building in use

Phase 1
- Demolish existing mechanical room, renovate E & F Wings (including Pool), build New Addition.
- Existing building (without pool and gym) in use

Phase 2
- Demolish existing C & D Wings, build remaining New Addition
- Remainder of existing building and Phase 1 Renovation & Addition areas in use

Phase 3
- Demolish remainder of existing building
- Renovation & Addition fully occupied

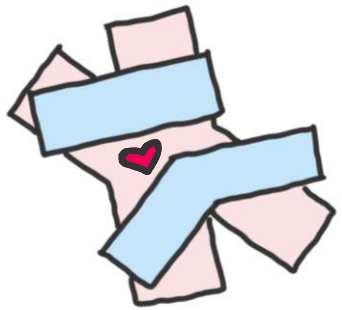
School Building Complete
- Sitework completed existing building demolition

Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

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PDP – Alternative D.1.1 (per the March 23, 2026 SBC meeting)





New Building Footprint

Existing Building Footprint



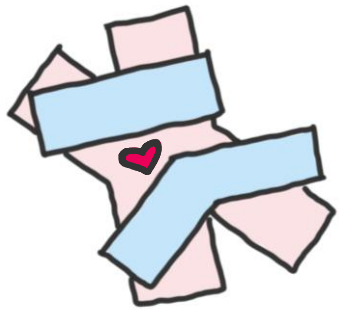
Summary:

- 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**
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$893,653,373**
- Estimated duration of **51 months**
- **76** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly fields (2) renovated in place, two practice fields renovated in place and one new multi-purpose field and track within a stadium located over parking on the northern portion of the Existing Footprint
- **Pool**: New stand-alone pool building (adjacent to new school building)

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PSR Development – Alternative D.1.1 (current)





New Building Footprint

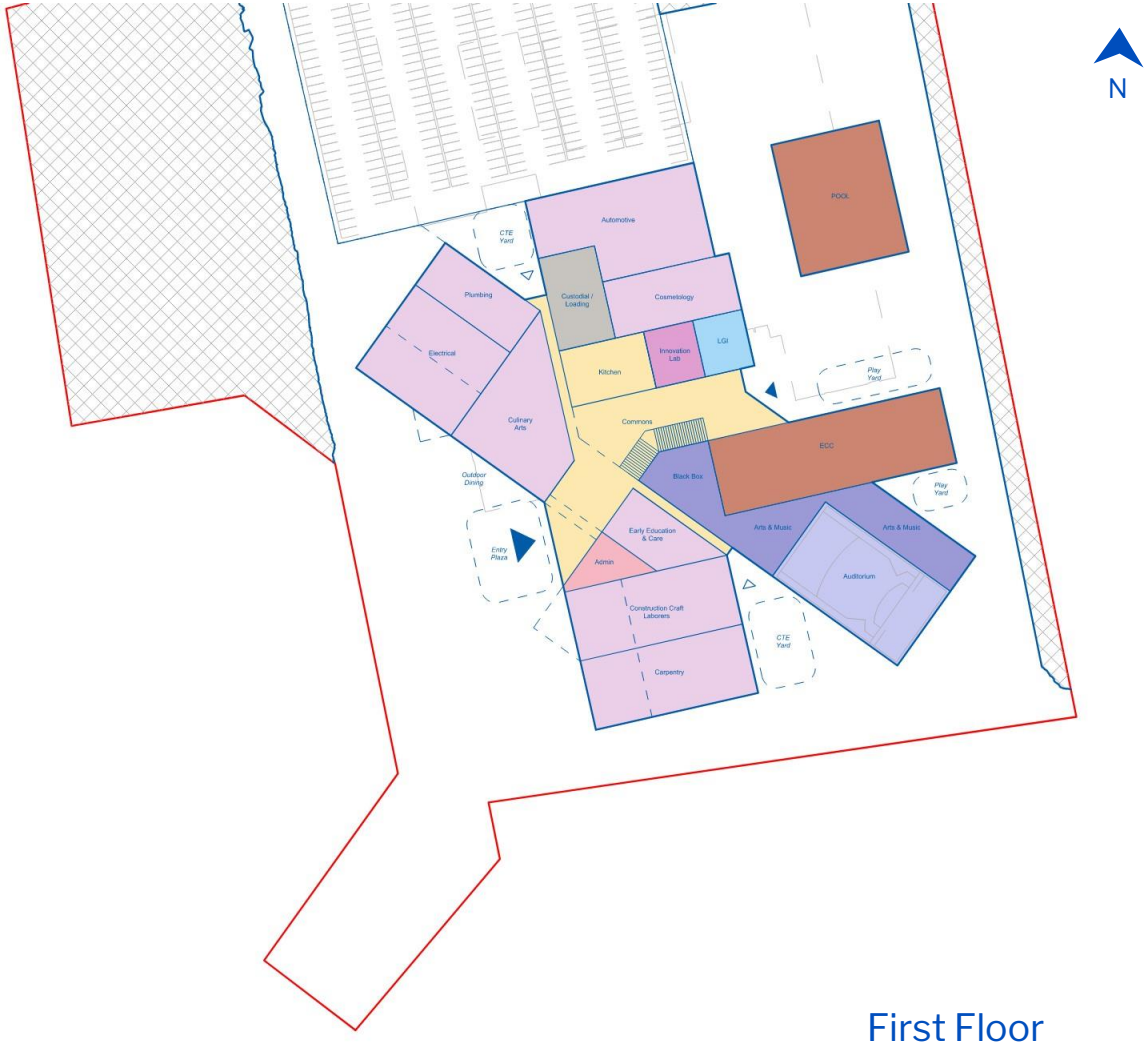
Existing Building Footprint



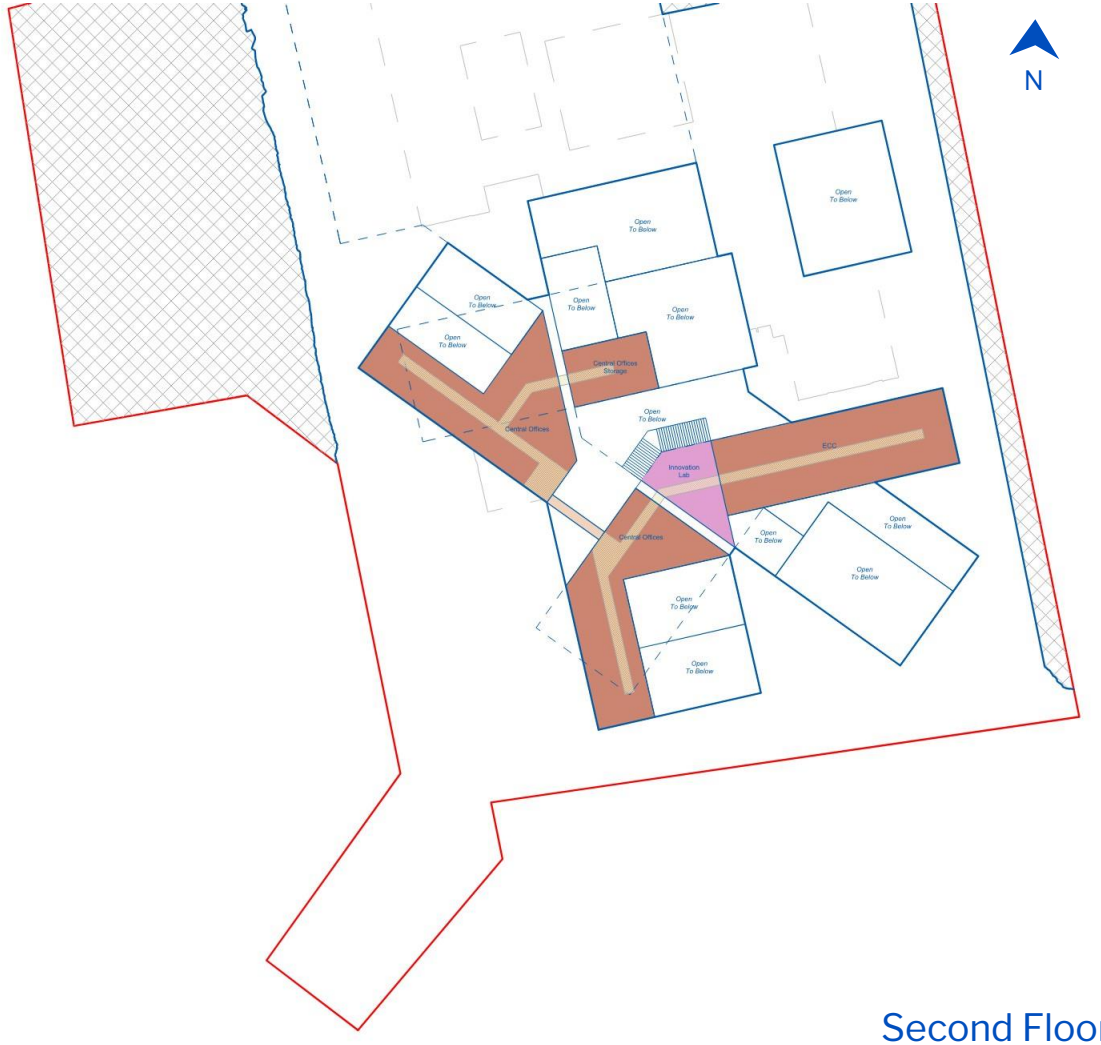
Summary:

- 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 **5 Stories**
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$XXXM**
- **0** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: New stadium (track and multi-purpose field with football), one practice field renovated in place and two new multi-purpose fields located over parking on the northern portion of the Existing Footprint
- **Pool**: New stand-alone pool building (adjacent to new school building)

PSR Development - Alternative D.1.1– Floor Plans



First Floor



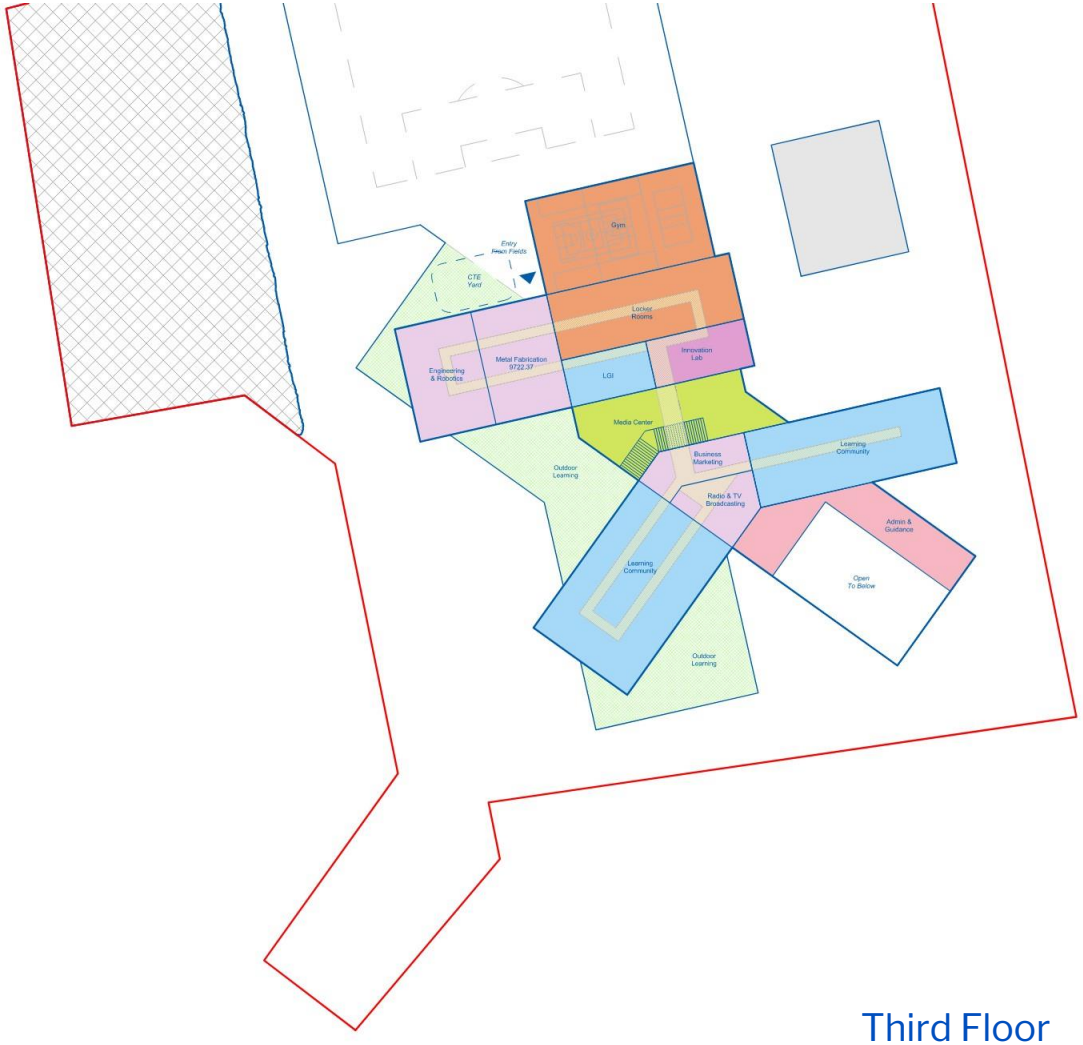
Second Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

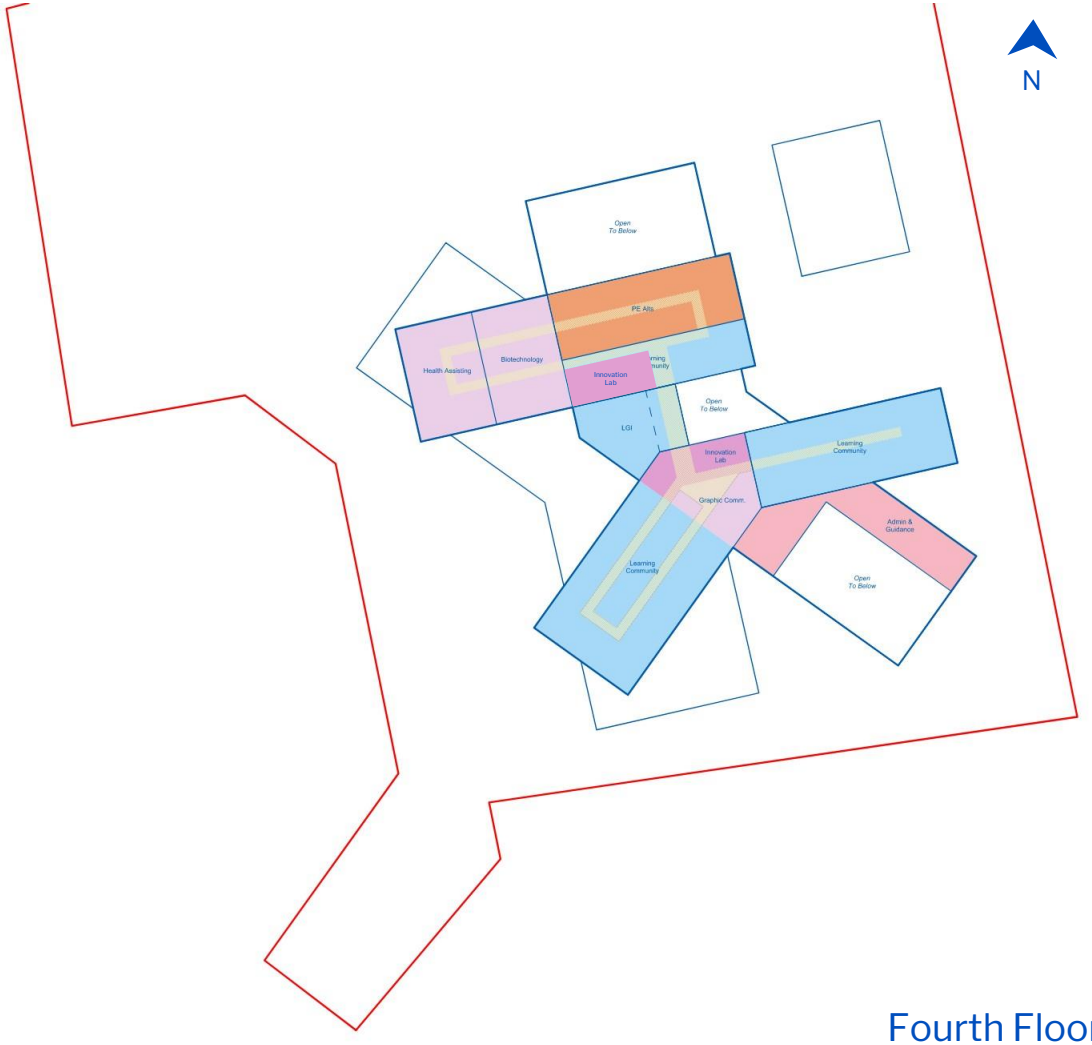
ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
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HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

smma
LeftField
Agency Landscape + Planning

PSR Development - Alternative D.1.1– Floor Plans



Third Floor



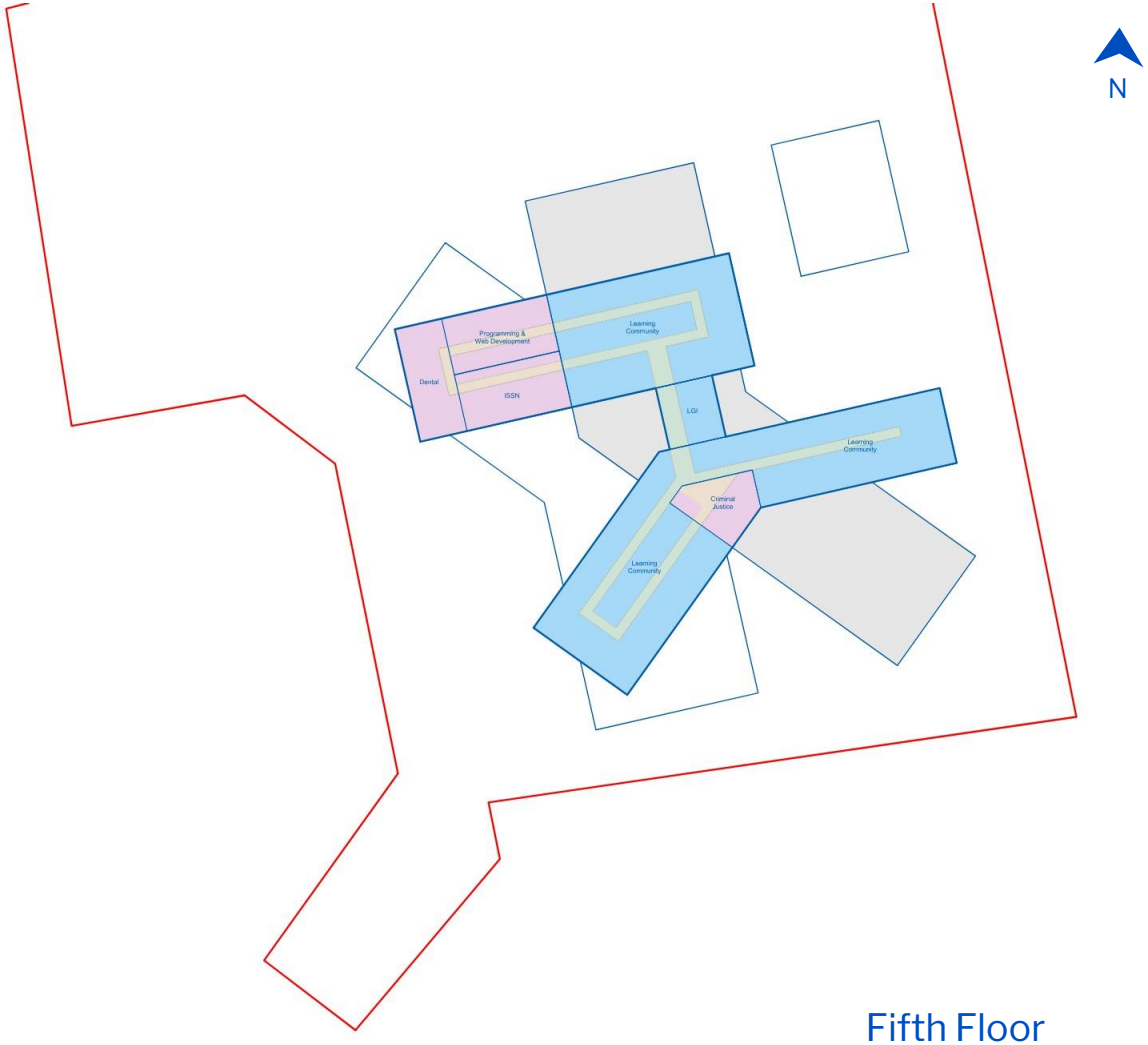
Fourth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

smma
LeftField
Agency
Landscape + Planning

PSR Development - Alternative D.1.1– Floor Plans



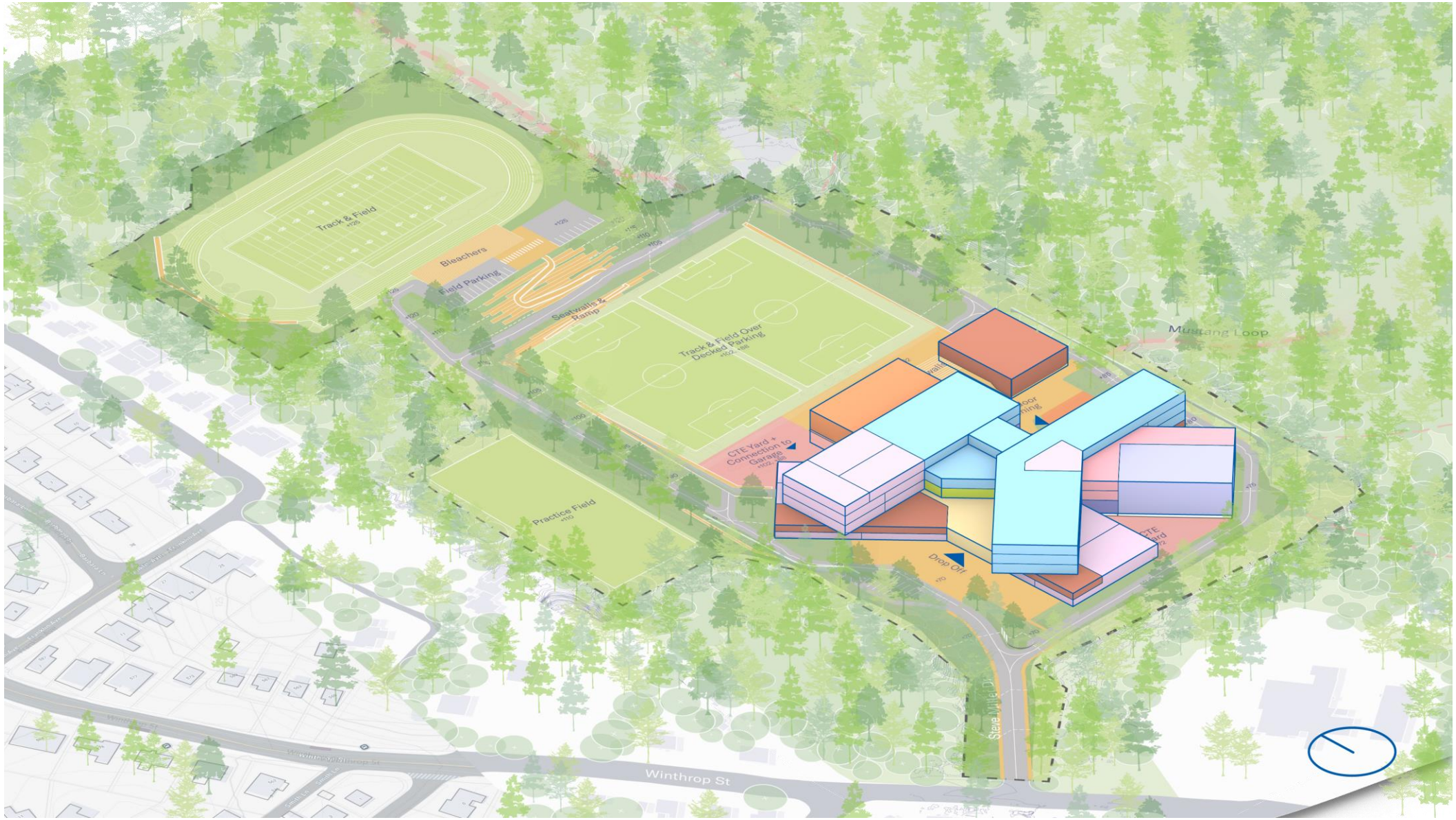
Fifth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

smma
LeftField
Agency Landscape + Planning

PSR Development - Alternative D.1.1 – Aerial



MAIN ENTRY

SECONDARY ENTRY

ADMINISTRATION & GUIDANCE

ART & MUSIC

AUDITORIUM / DRAMA

CHAPTER 74 PROGRAMS

CIRCULATION

CORE ACADEMICS / SPECIAL EDUCATION

CUSTODIAL & MAINTENANCE

DINING & FOOD SERVICE

HEALTH & PHYSICAL EDUCATION

INNOVATION LABS

MEDIA CENTER

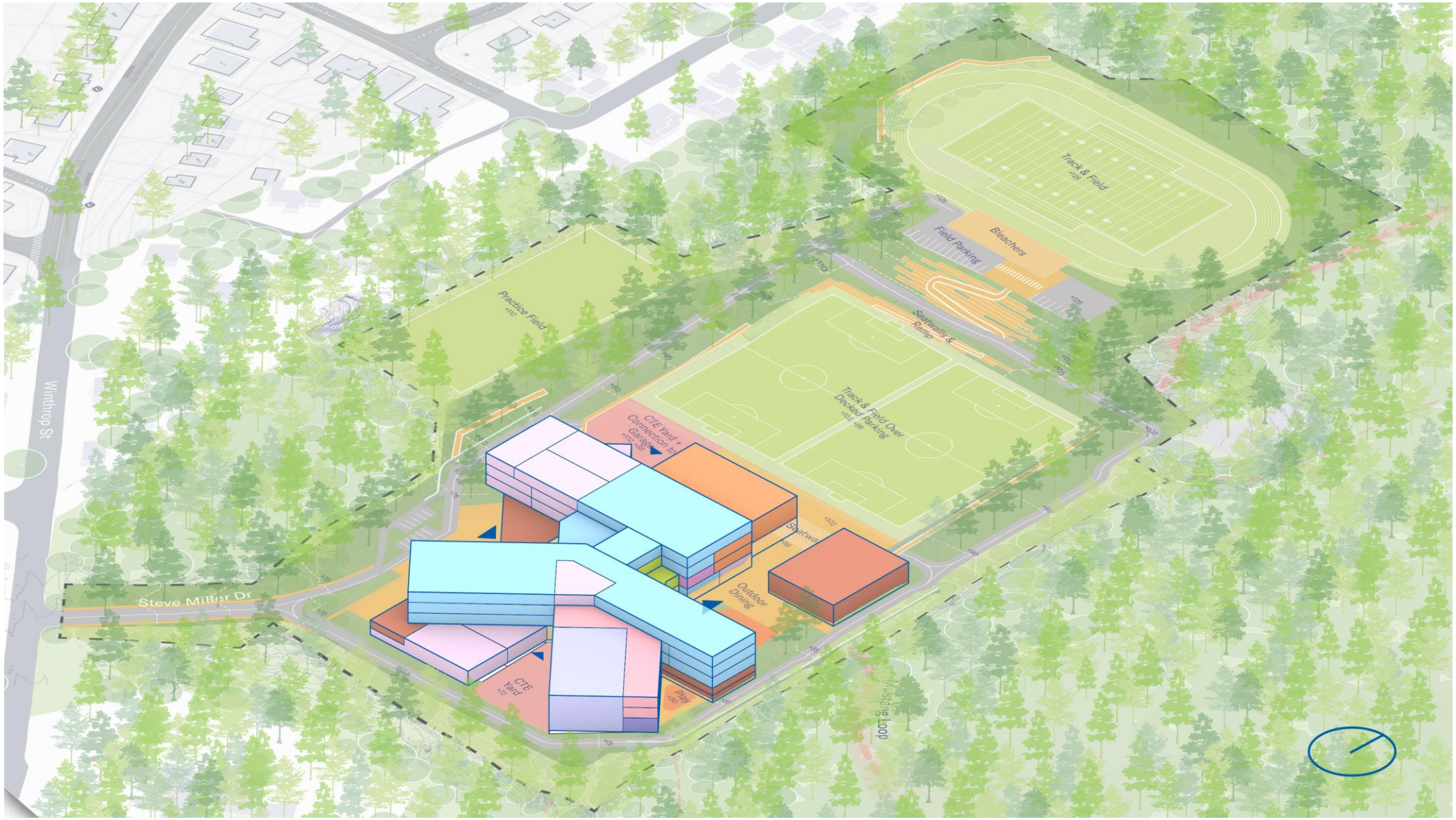
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

UNEXCAVATED / BELOW GRADE

PSR Development - Alternative D.1.1 – Aerial

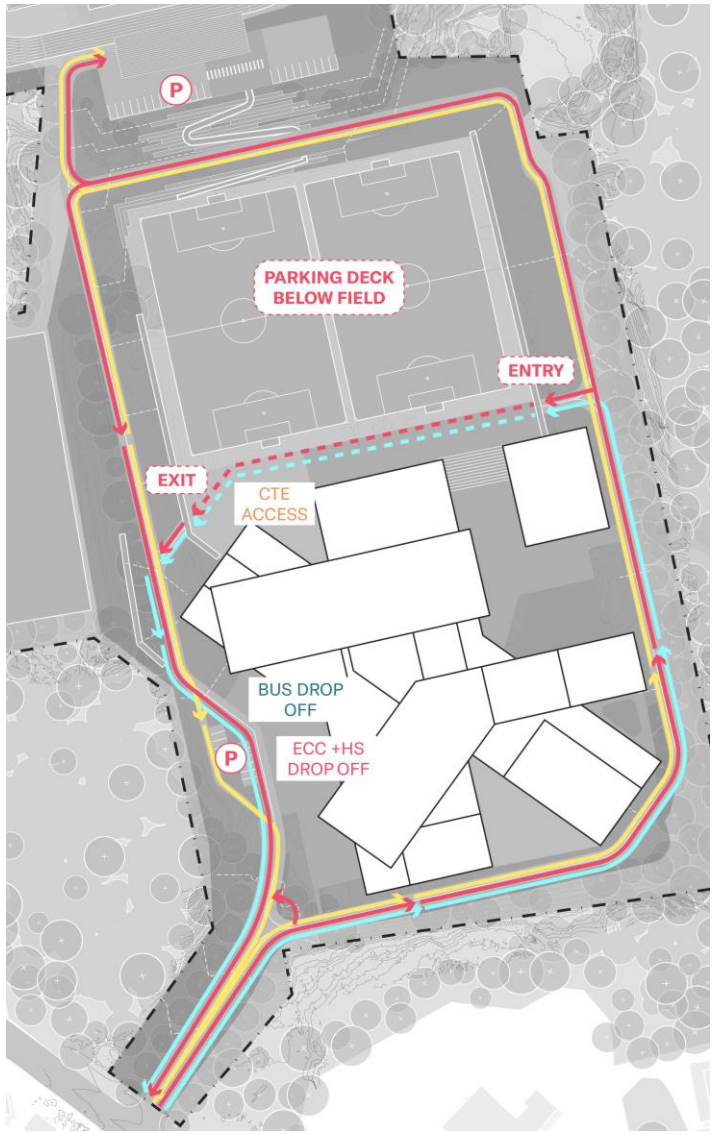


Agency
Landscape + Planning

PSR Development - Alternative D.1.1 – Site Circulation and Parking/Fields

Separate drop off for HS and ECC.

Connected site circulation for emergency and service vehicles.



LEGEND

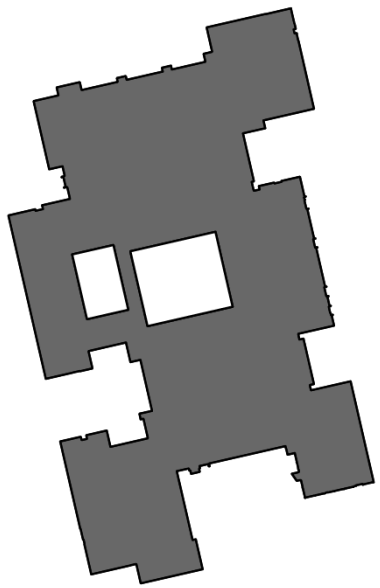
- Cars
- Buses
- Service / Fire



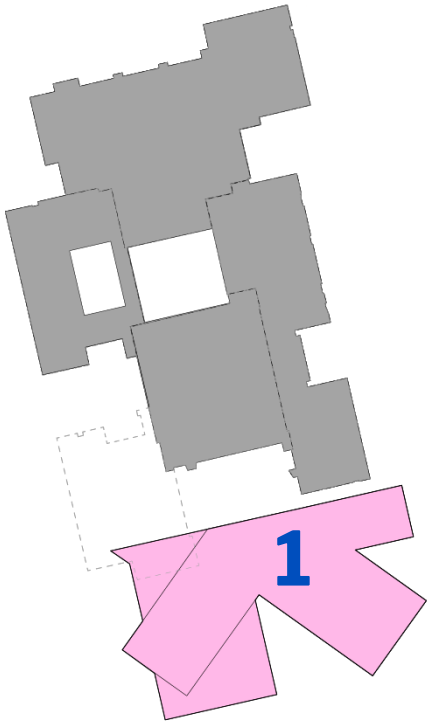
Eliminating the garage in the base scheme means surface parking and the reduction of the one field resulting in:

- 450 surface parking spaces
- Two total (2) multipurpose fields and one track OR three multipurpose (3 fields without track), with one practice field

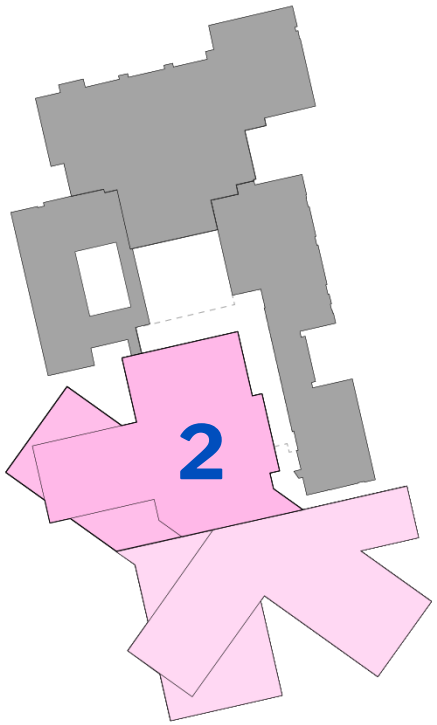
PSR Development - Alternative D.1.1 - Phasing



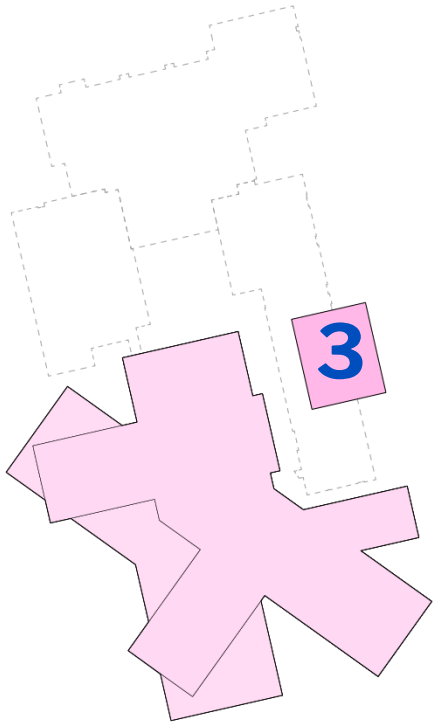
Existing Building
- Site Prep / Enabling
- Existing building in use



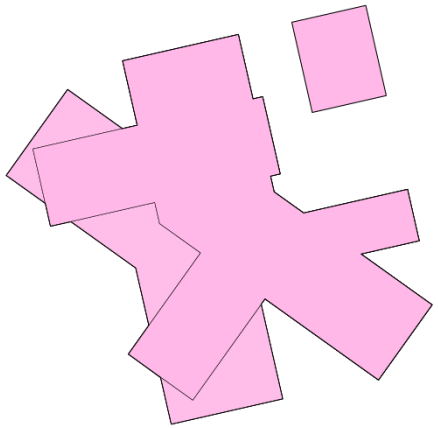
Phase 1
- Demolish A Wing and build southern half of new School building
- Remainder of existing building in use



Phase 2
- Demolish B Wing and building northern half of new School building
- Southern half of new school building occupied
- Remainder of existing building in use



Phase 3
- Demolish remainder of existing building and build new Pool building
- Completed New School building fully occupied



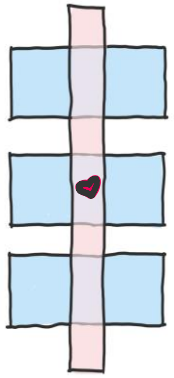
School Building Complete
- Sitework completed existing building demolition
- New Pool building occupied

Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

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Agency Landscape + Planning

PDP – Alternative D.2.1 (per the March 23, 2026 SBC meeting)





New Building Footprint

Existing Building Footprint



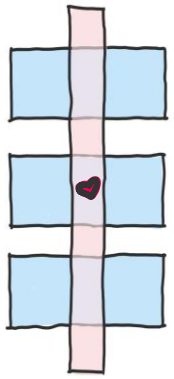
Summary:

- New Construction (On Edgerly Field and the adjacent Hillside) which proposes 607,250 sf as **7 Stories**
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$859,469,647**
- Estimated duration of **51 months**
- **0** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly fields (2) relocated to the south of the site over parking, with one practice field renovated in place
- **Pool**: New stand-alone pool building adjacent to the western hillside

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PSR Development – Alternative D.2.1 (current)





New Building Footprint

Existing Building Footprint

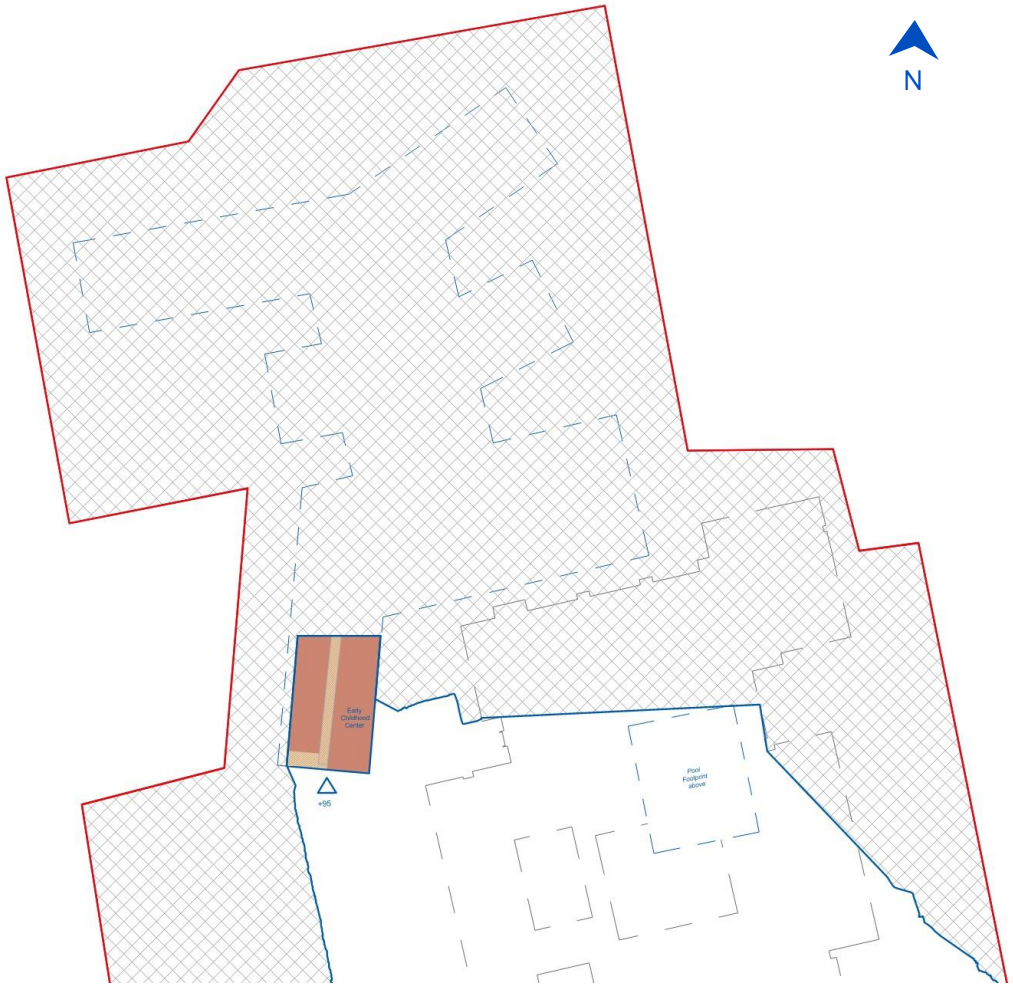


Summary:

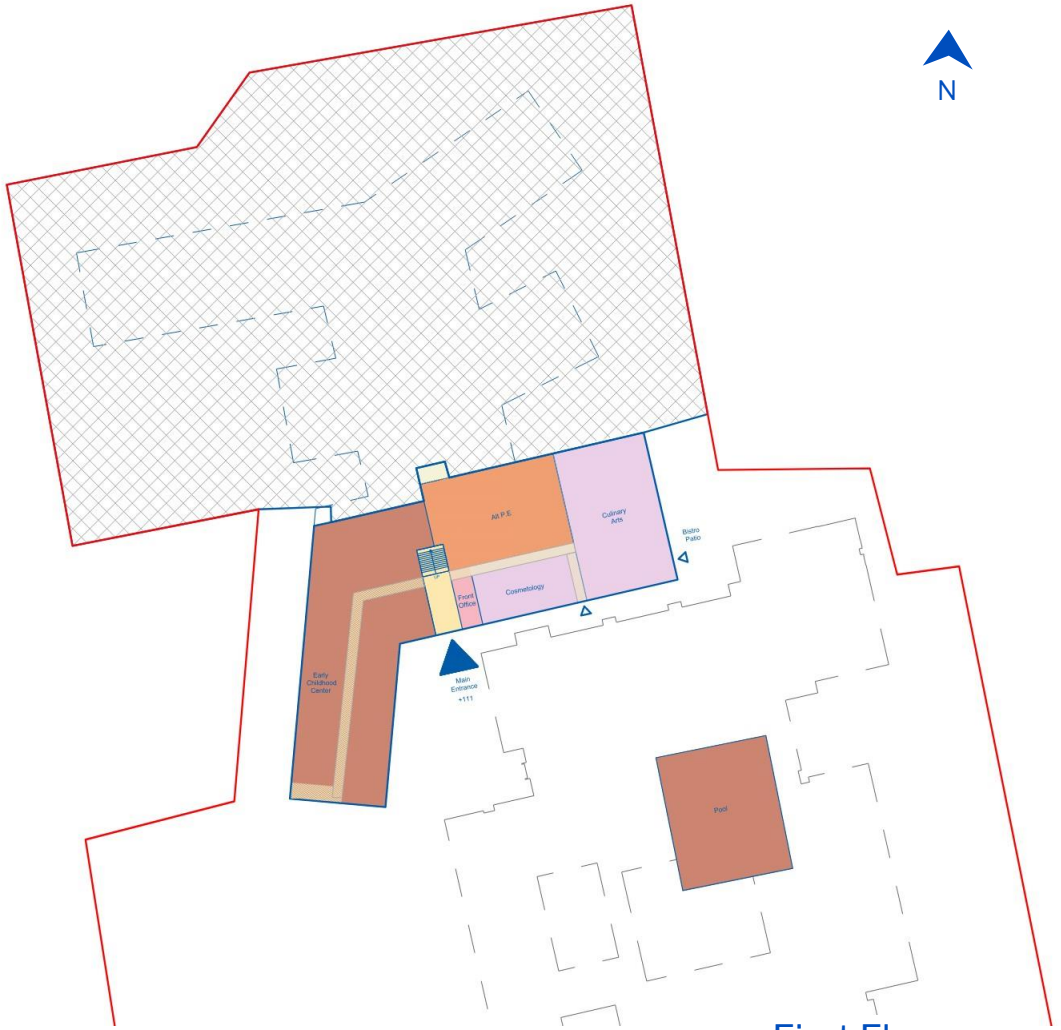
- New Construction (On Edgerly Field and the adjacent Hillside) which proposes 607,250 sf as **7 Stories**
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$XXXM**
- **0** Modular Classrooms required
- **Parking**: 1 and 2-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly fields (2) relocated to the south of the site over parking, with one practice field renovated in place and one practice field adjacent to the pool building
- **Pool**: New stand-alone pool building located southeast of the new school building

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PSR Development - Alternative D.2.1 – Floor Plans



Ground Floor



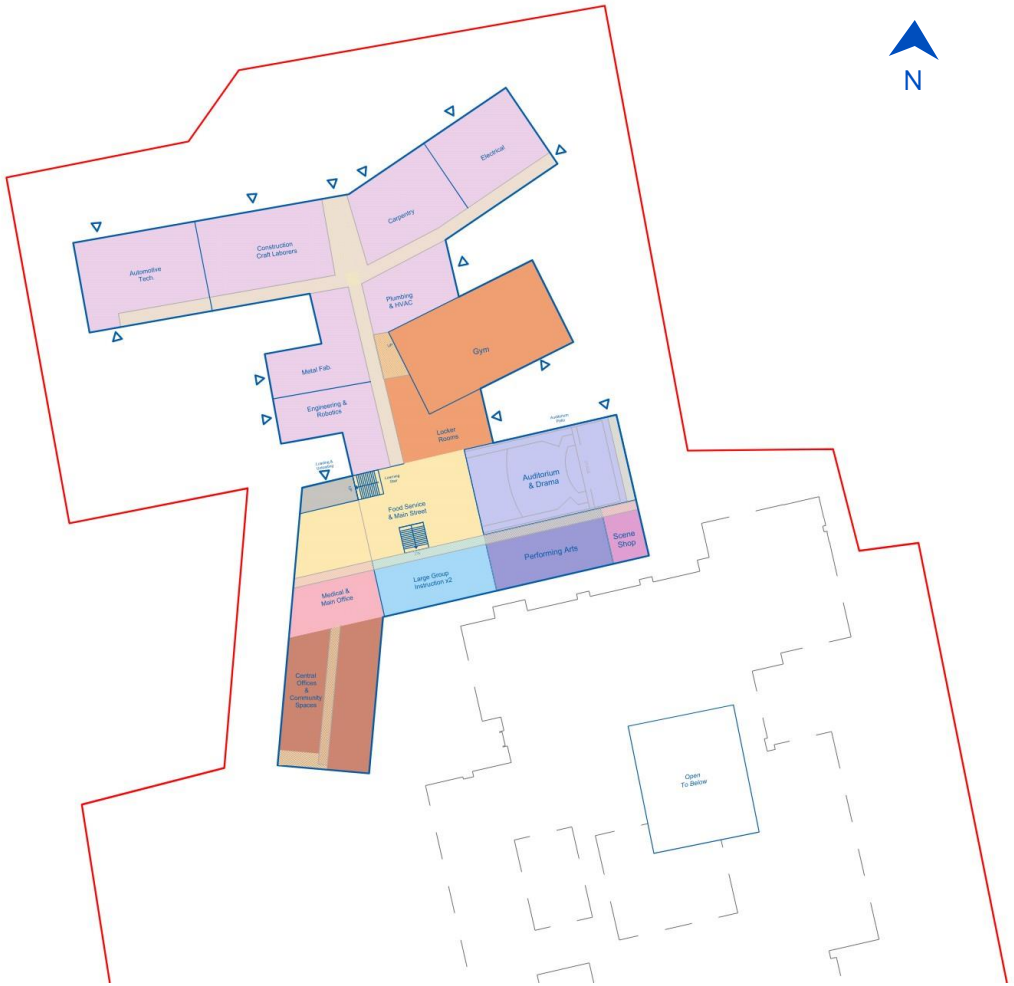
First Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

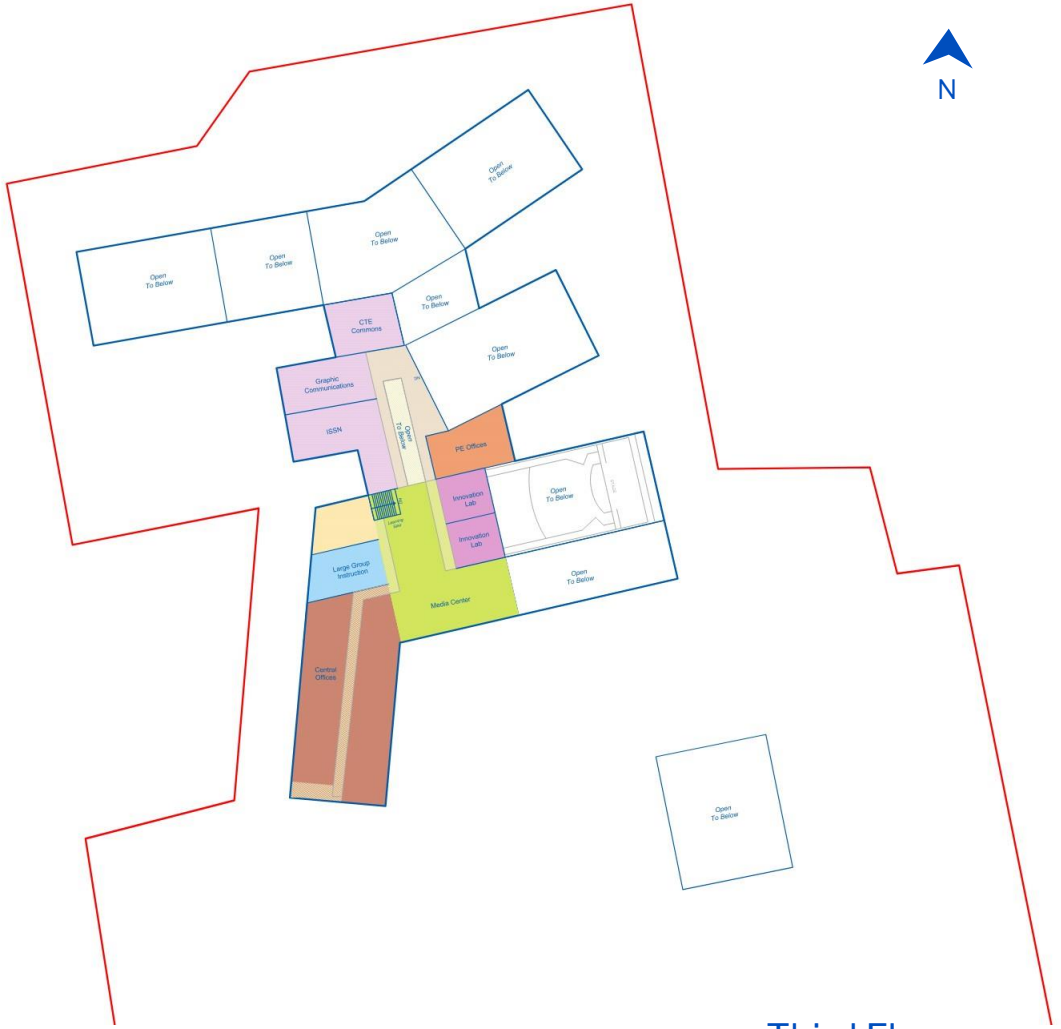
ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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PSR Development - Alternative D.2.1 – Floor Plans



Second Floor



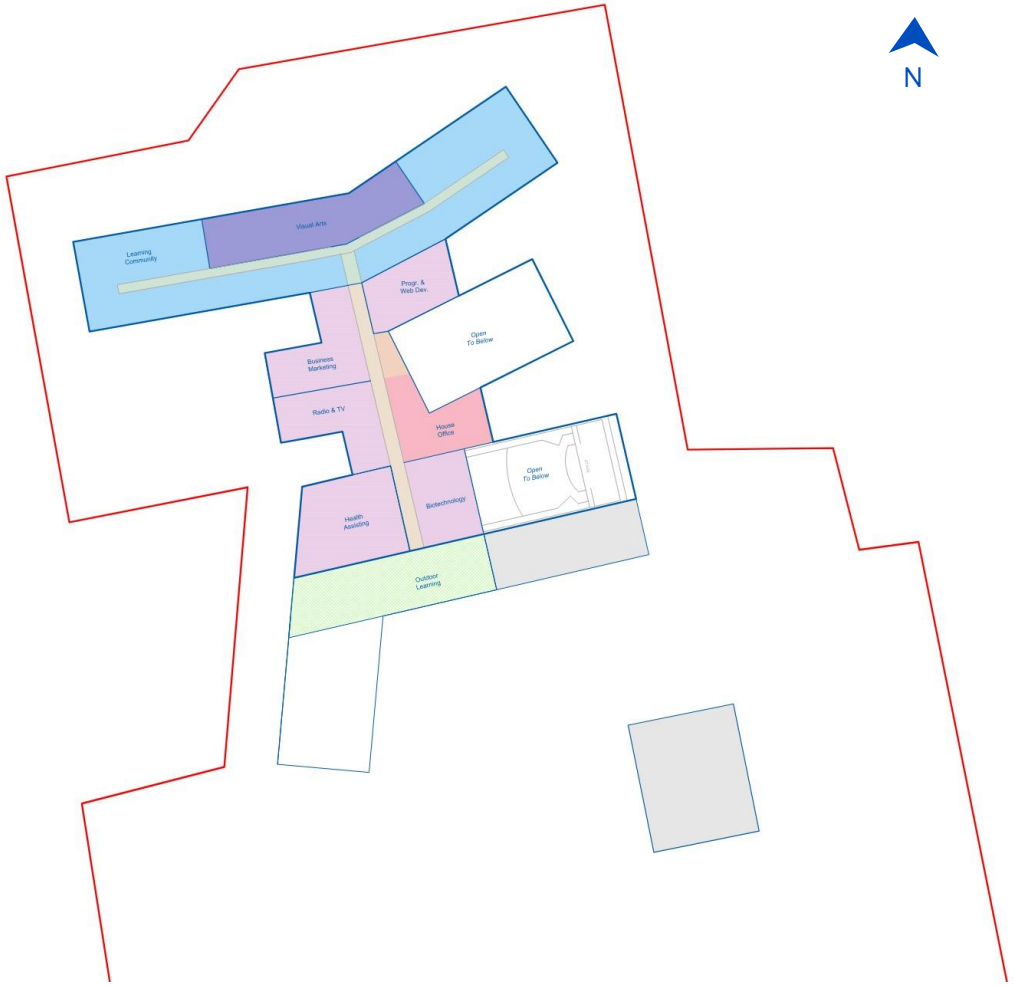
Third Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

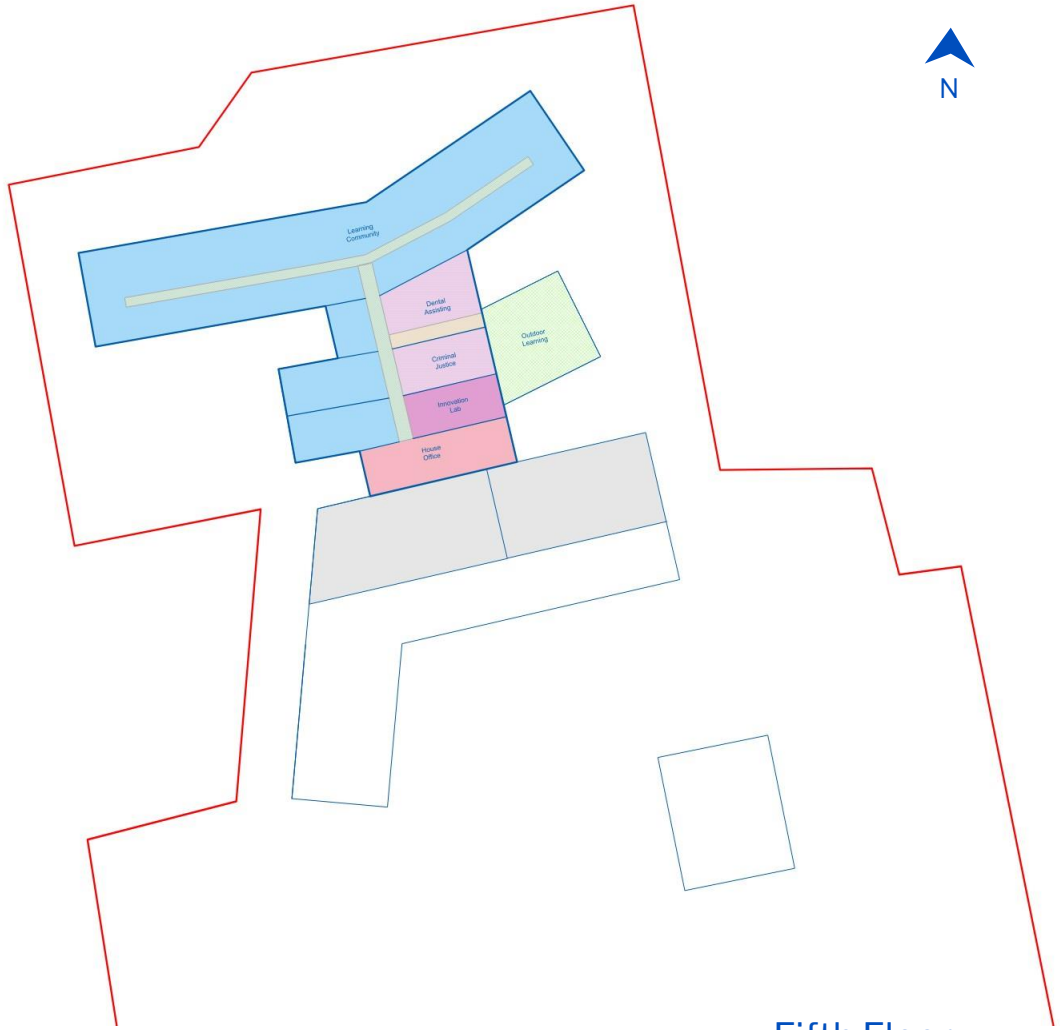
ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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LeftField
Agency Landscape + Planning

PSR Development - Alternative D.2.1 – Floor Plans



Fourth Floor



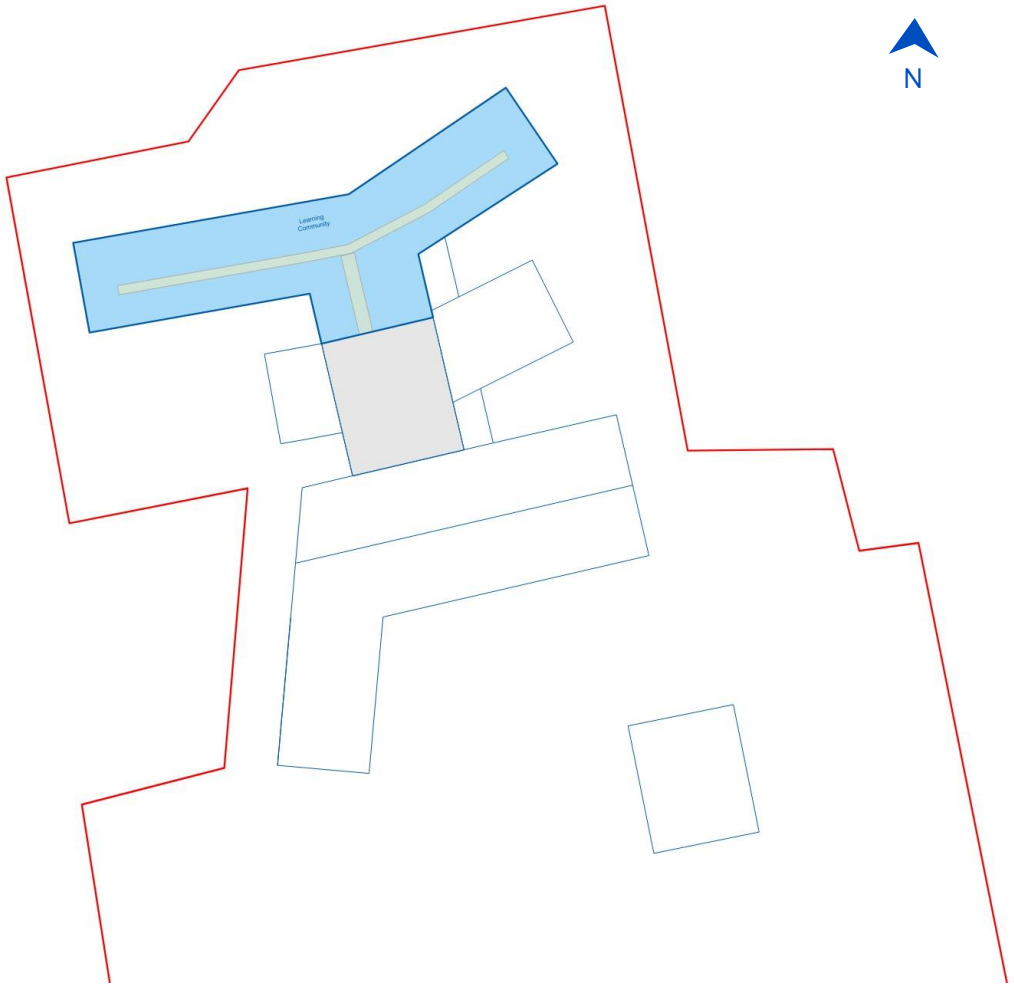
Fifth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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LeftField
Agency Landscape + Planning

PSR Development - Alternative D.2.1 – Floor Plans



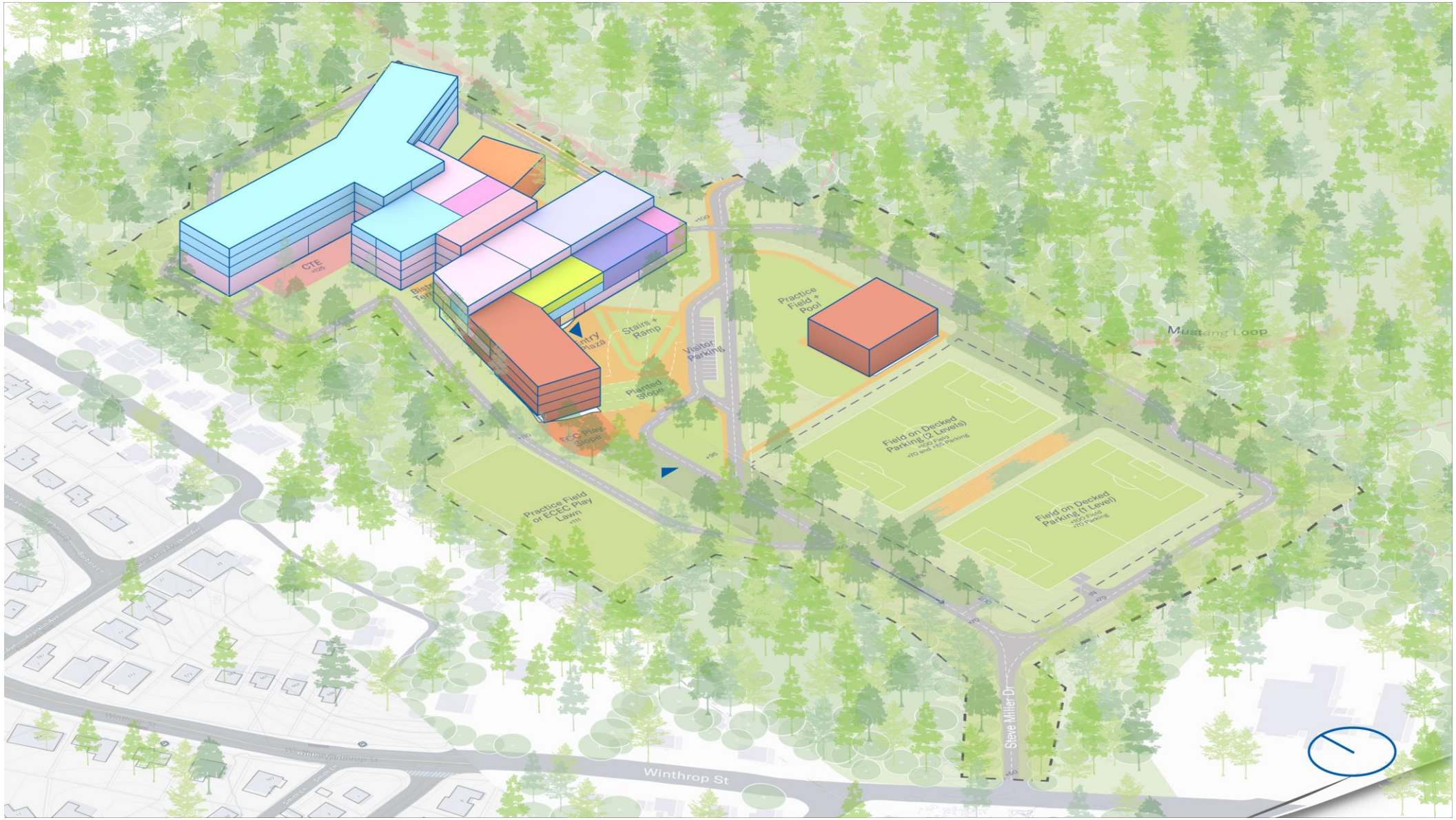
Sixth Floor

MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
OUTLINE OF EXISTING BUILDING TO BE REMOVED

ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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LeftField
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PSR Development - Alternative D.2.1 – Aerial

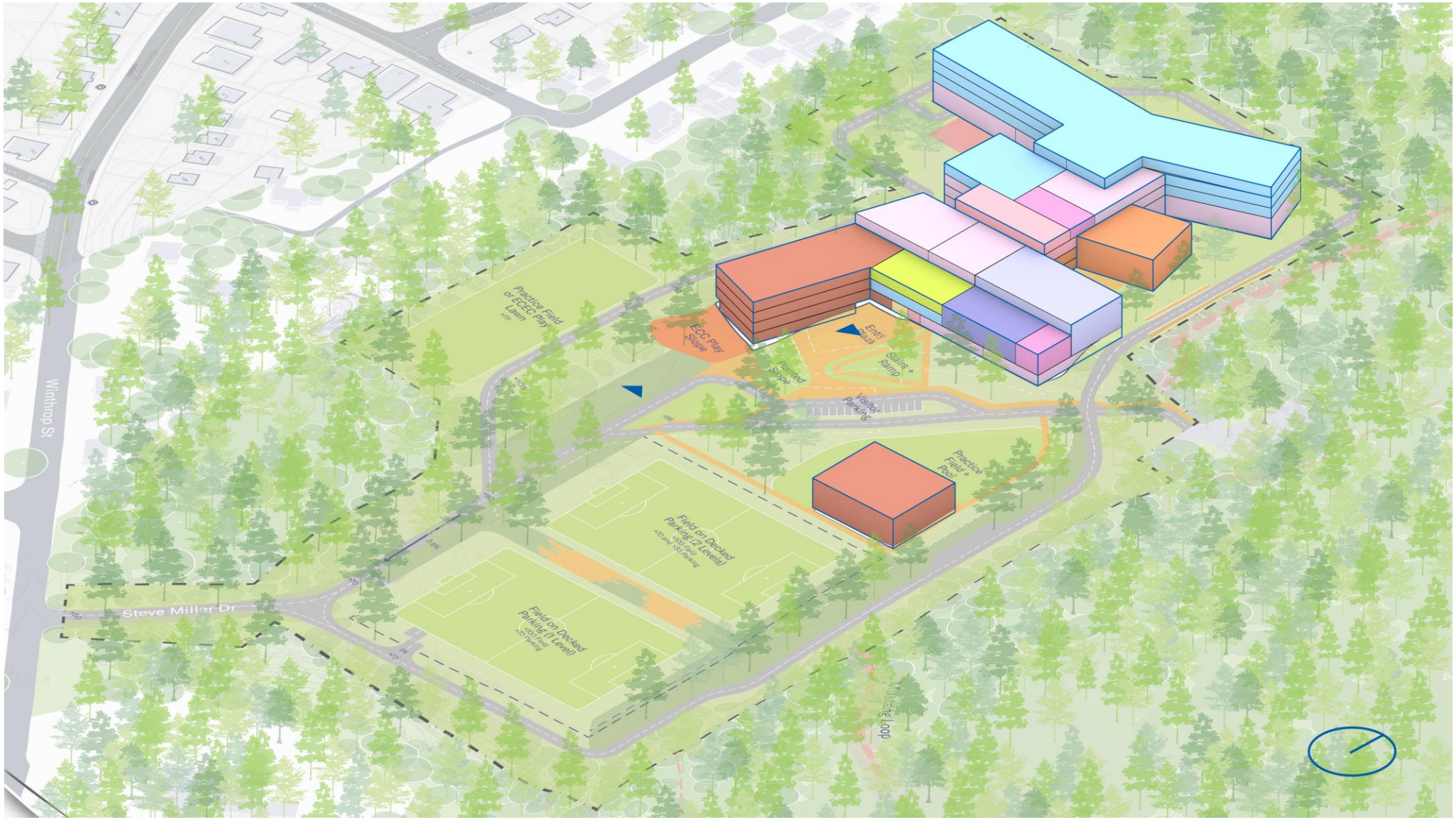


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LeftField

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Landscape + Planning

PSR Development - Alternative D.2.1 – Aerial

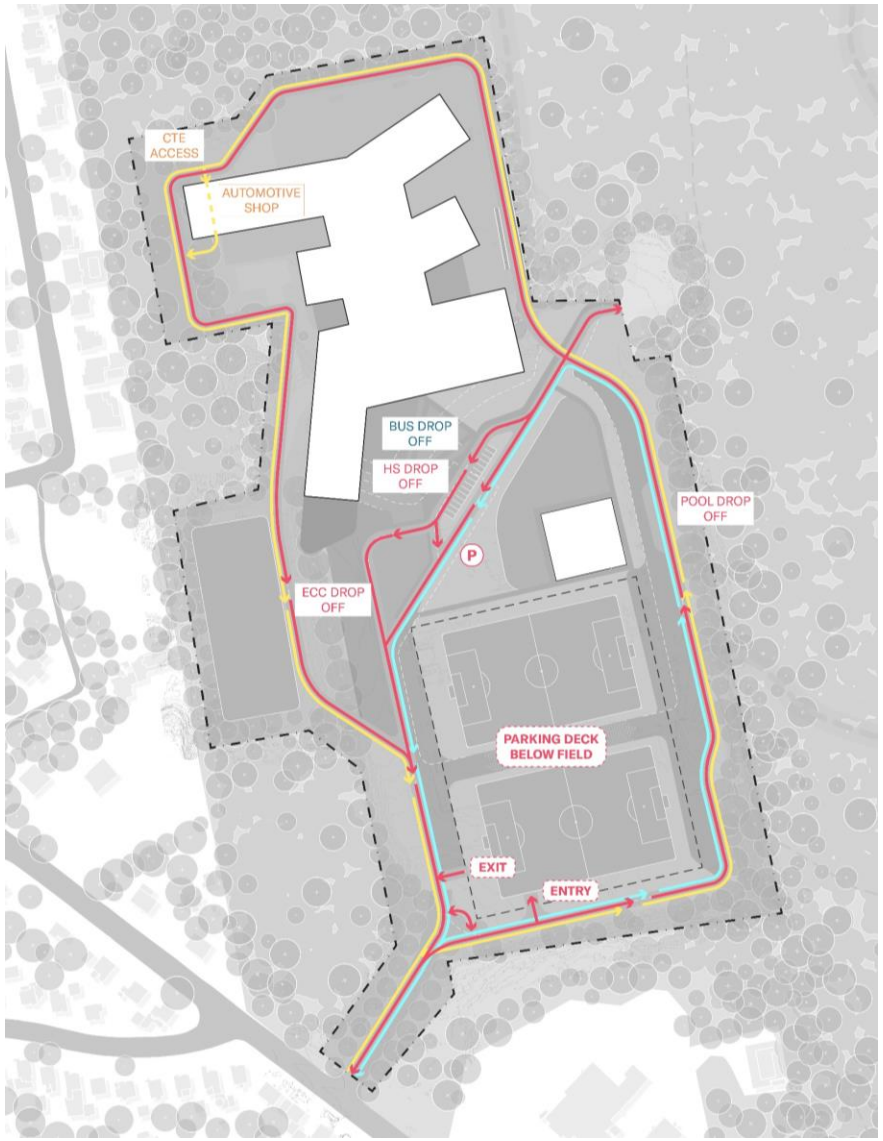


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Landscape + Planning

PSR Development - Alternative D.2.1 – Site Circulation and Parking/Fields

Separate drop off for HS and ECC.

Upper level turnaround for emergency vehicles and service.



LEGEND

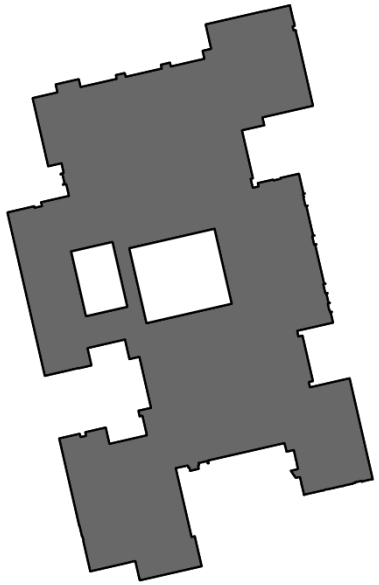
- Cars
- Buses
- Service / Fire



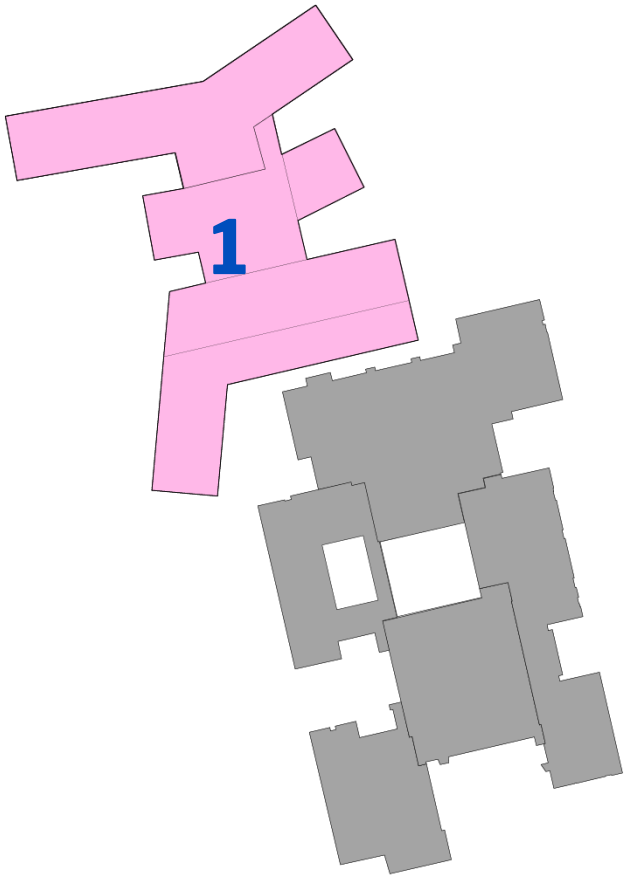
Eliminating the garage in the base scheme means surface parking and the reduction of the one field resulting in:

- 450 surface parking spaces
- One total (1) multipurpose field and Two (2) practice fields

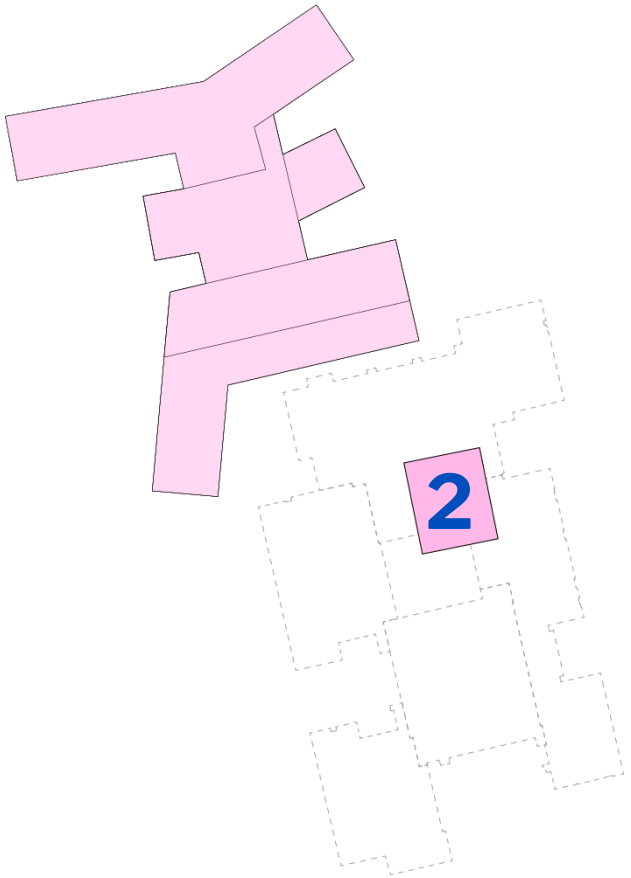
PSR Development - Alternative D.2.1 - Phasing



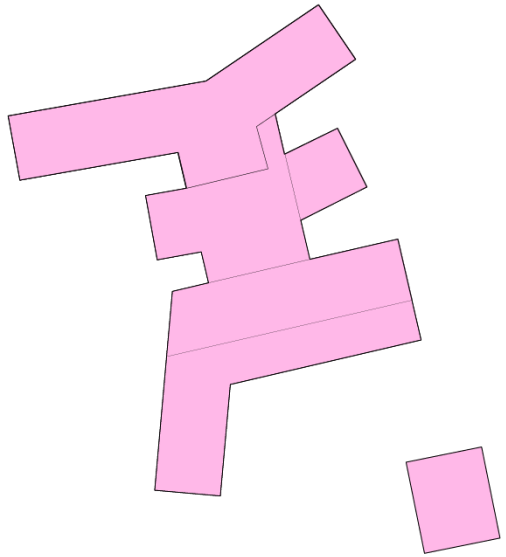
Existing Building
- Site Prep / Enabling
- Existing building in use



Phase 1
- Building New School building
- Existing building in use



Phase 2
- Demolish existing building
- Build New Pool building
- New School building fully occupied



School Building Complete
- Sitework completed existing building demolition
- New Pool building occupied

Existing Building Footprint

Existing Building to Remain

Current Phase - Renovation

Current Phase - New Construction/ Completed Building Footprint

Prior Phase

smma

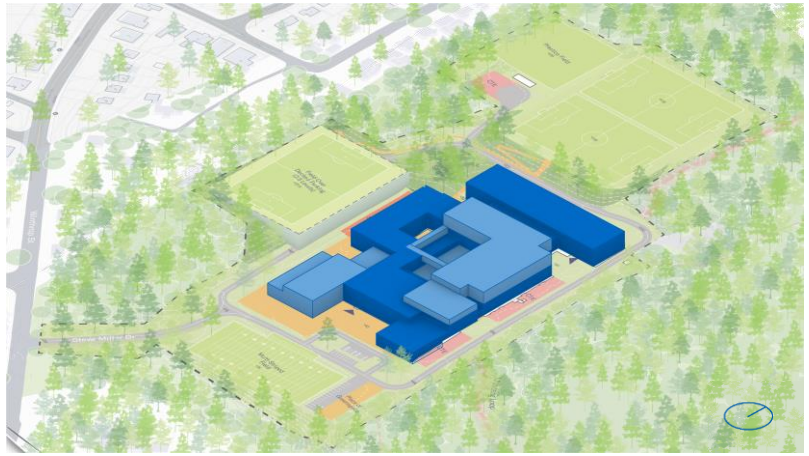
LeftField

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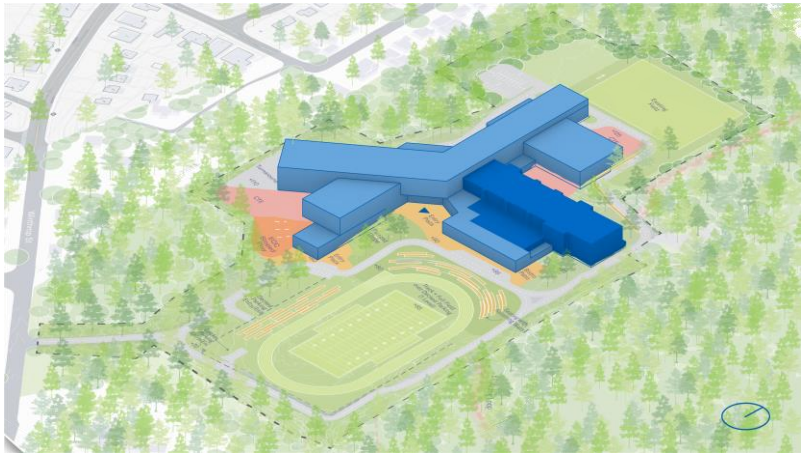
PSR Development - Summary



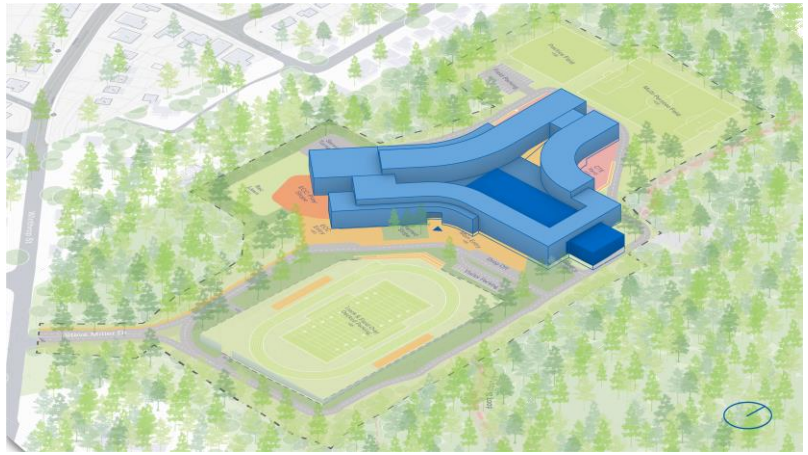
A.1.1



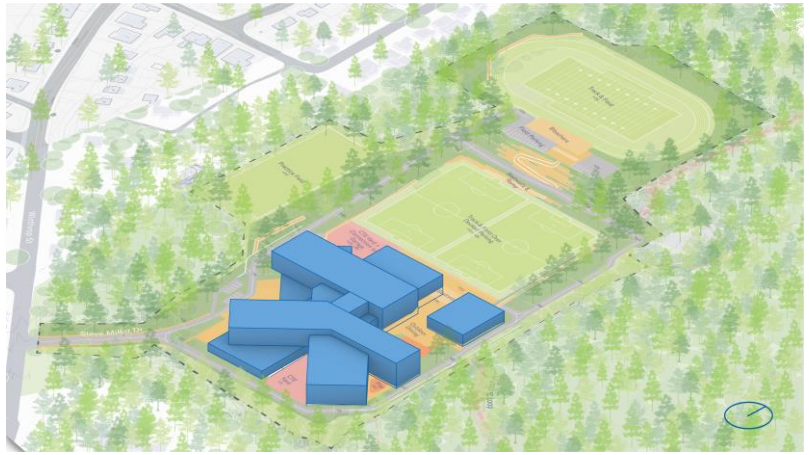
B.1.2



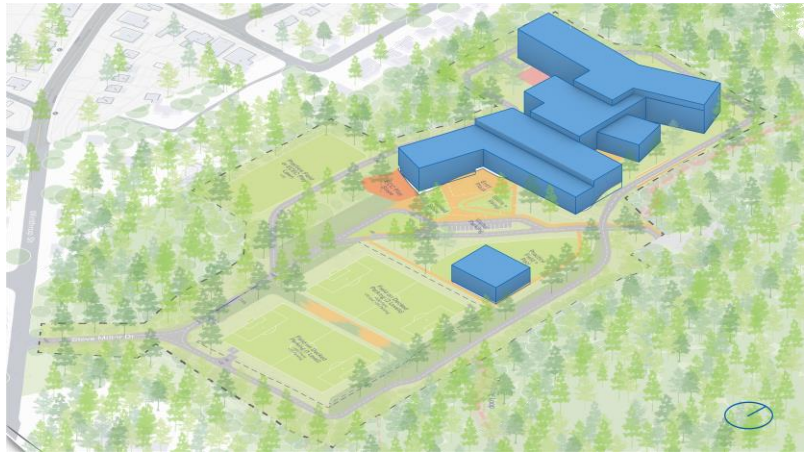
C.2.2



C.3.4



D.1.1



D.2.1

New Building Footprint

Existing Building Footprint

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Deed Restriction from 1967

Before the existing high school was built in 1970, the City and MDC (the predecessor to DCR) exchanged land to expand the available site area for the high school. As part of that land transfer, a 999-year deed restriction was put in place that prevents a building/structure from being built on the lands that were conveyed for a portion of Edgerly Field and the practice football field.

The aforesaid premises are conveyed subject to the following restrictions for the benefit of the remaining land of the Commonwealth of Massachusetts abutting the land herein conveyed, which restrictions shall remain in effect for a period of nine hundred ninety-nine (999) years from the date hereof.

1. Said premises shall be used only for recreation and athletic purposes except that portion set aside for an access road, and that in the event said land shall cease to be used for recreation and athletic purposes, it shall revert to the Grantor or such other authority as shall, for the time being, have control of said abutting land on behalf of the Commonwealth of Massachusetts.

2. That no buildings or structures, or parts thereof, shall be erected, placed, or maintained on said land.

Deed Restriction from 1967

- The approximate area that has the deed restriction is currently understood to be the yellow shaded area in the diagram to the right. The project team is actively investigating the viability of either shifting the area with the deed restriction on the site (to align with where new fields might be located) or removing the deed restriction to maintain full optionality.
- The proposed buildings for Alternatives A.1, B.1.2 and D.1.1 **do not** overlap with the deed restriction area.
- The proposed buildings for Alternatives C.2.2, C.3.4 and D.2.1 **do** overlap with the deed restriction area and would likely need some modification to the deed restriction in order to proceed.
- This topic is actively being investigated to understand its impacts and additional information will be shared at the May 20th School Building Committee Meeting.



Existing Building & Site

Upcoming Meetings

5/20/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Review cost information for 6 remaining alternatives

5/27/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Presentation of City of Medford's debt capacity and projected tax impacts of project

6/10/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Vote to select the alternative to advance to Schematic Design

6/18/26 / 6:30 PM / MHS Library

MCHSBC Meeting

Vote to submit Preferred Schematic Report to MSBA

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

Community Forum #5

Update on process and review of cost information on alternatives

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

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Q&A



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

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

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

Thank you.

