Medford High School



Medford Comprehensive High School
Building Committee Meeting

05/20/2026

smma

LeftField

Agenda

- Roll call
- Approval of April 27 MCHSBC Minutes
- Deed Restriction & Next Steps
- MSBA PDP Comments & Team Response Summary
- PSR Cost Estimates Review
- Adjournment

Deed Restriction & Next Steps

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

- As part of the Feasibility Study a boundary survey was produced
- Over the course of 16 weeks, historical records and documents were sought from the City, DCR and a registry and field work conducted to create this survey (November through March 17th)
- The restriction on the deed was not communicated to the Project Team directly from the surveyor
- The restriction on the deed was communicated to the Project Team from DCR during the course of coordination (April 28th)
- The approximate area that has the deed restriction is currently understood to be the yellow shaded area in the diagram to the right.



Existing Building & Site

Deed Restriction from 1967 – Paths Forward

- The proposed building for Alternatives A.1, B.1.2 and D.1.1 **do not** overlap with the deed restriction area.



Existing Building (Alternative A.1)



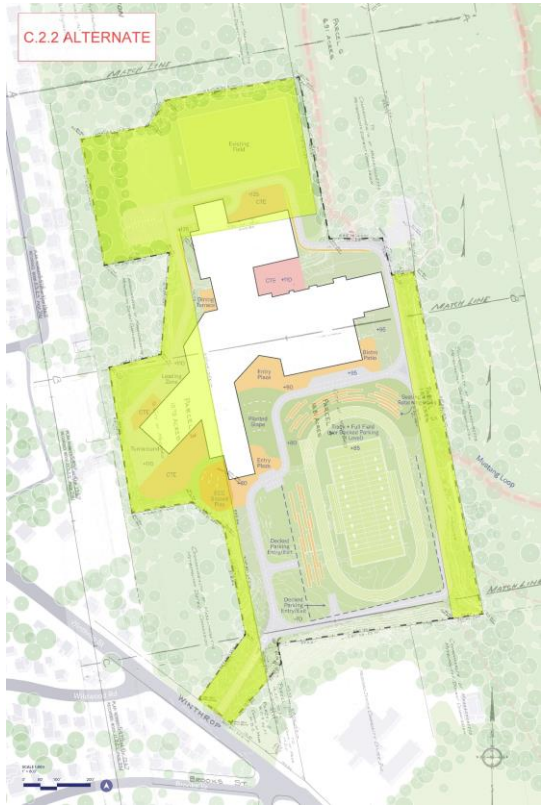
Alternative B.1.2



Alternative D.1.1

Deed Restriction from 1967 – Paths Forward

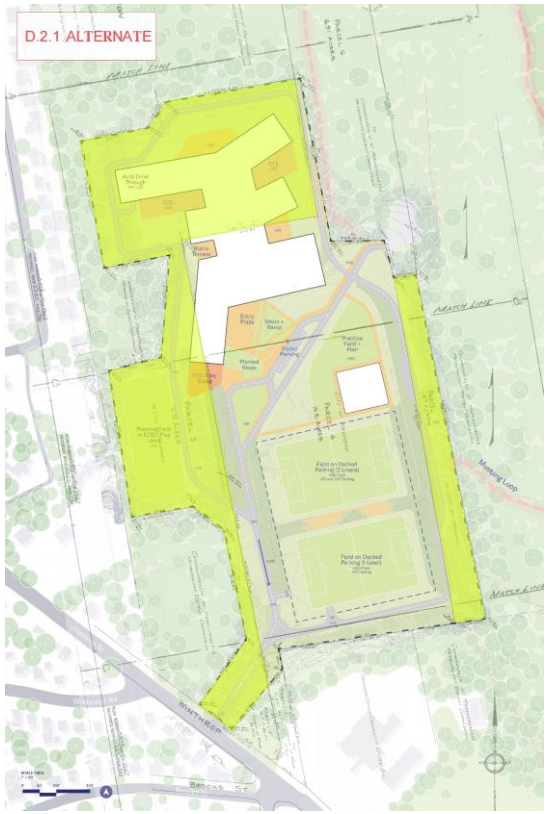
- The proposed building for Alternatives C.2.2, C.3.4 and D.2.1 **do** overlap with the deed restriction area and would need some modification to the deed restriction in order to proceed.



Alternative C.2.2



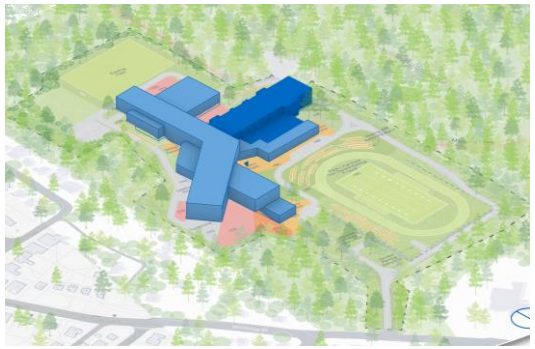
Alternative C.3.4



Alternative D.2.1

- To preserve optionality, two new Alternatives – **C.2.2A** and **C.3.4A** have been developed to preserve the positive aspects of C.2.2 and C.3.4 while remaining clear of the deed restriction area.

Deed Restriction Path Forward – Alternative C.2.2A



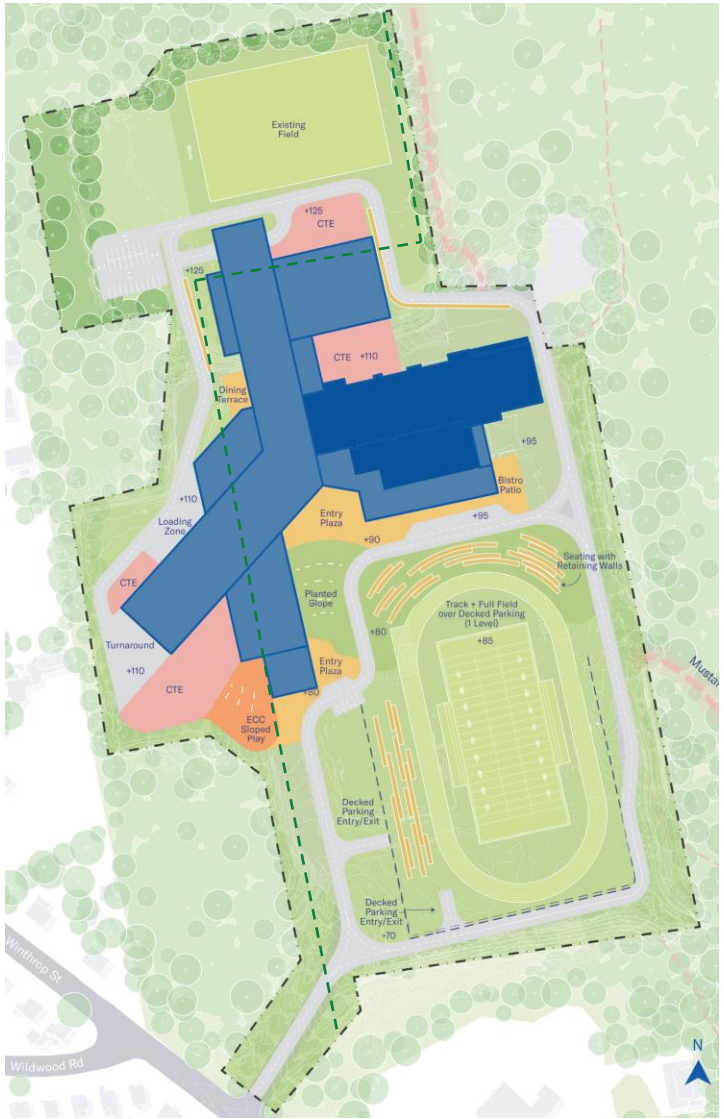
Alternative C.2.2 Aerial



Alternative C.2.2A Aerial

New Building Footprint

Existing Building Footprint



Alternative C.2.2 Site Plan

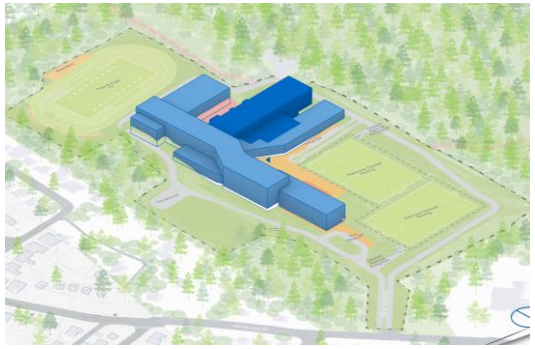


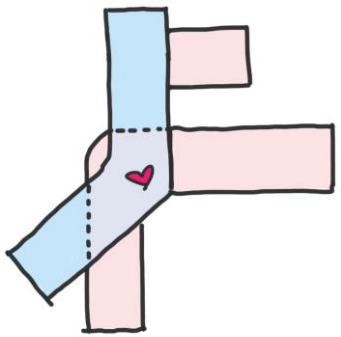
Alternative C.2.2A Site Plan

Alternative C.2.2A adapts the Alternative C.2.2 design to fit within the extents of the non-deed restricted portion of the property.

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Alternative C.2.2A (Deed Restriction Alternative)





New Building Footprint

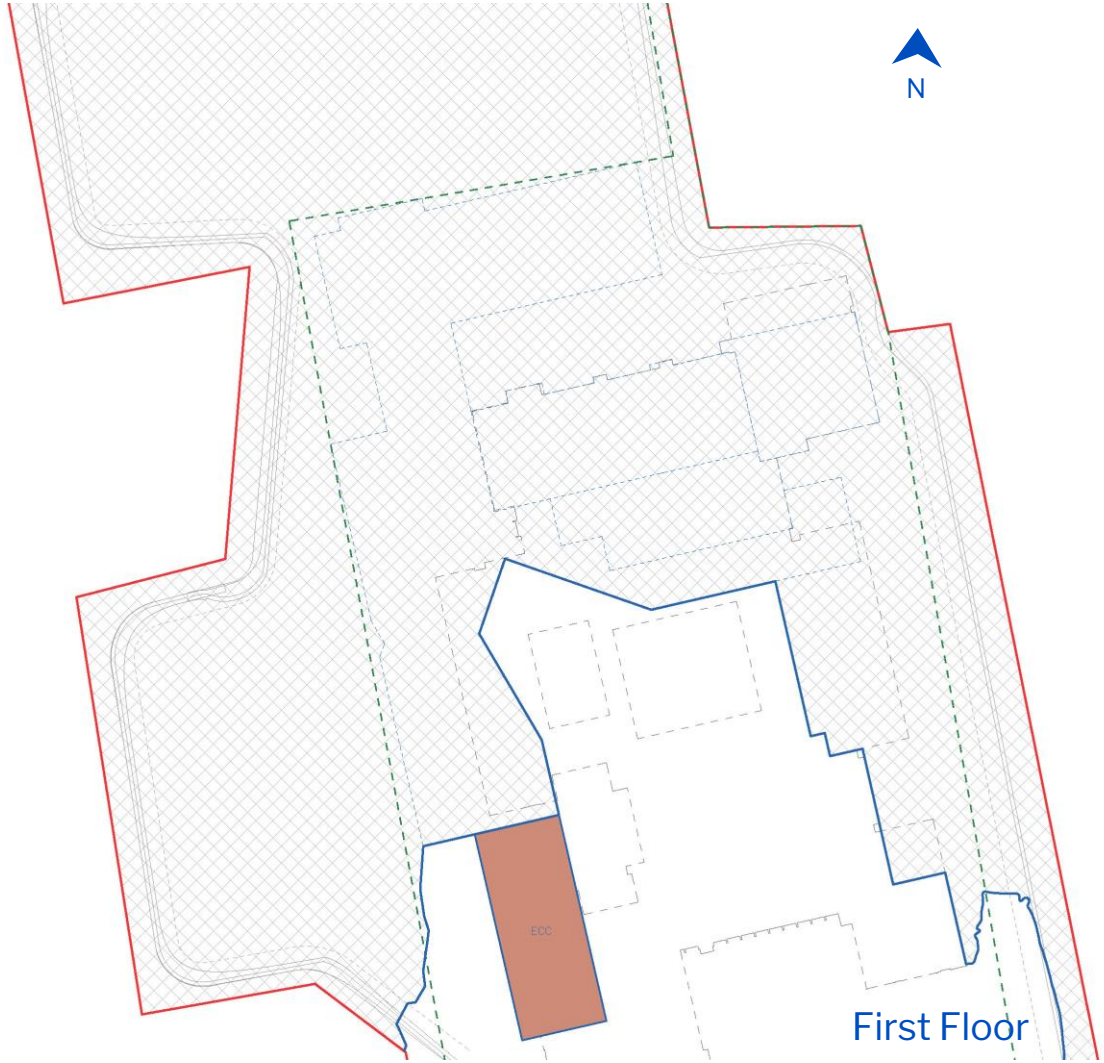
Existing Building Footprint



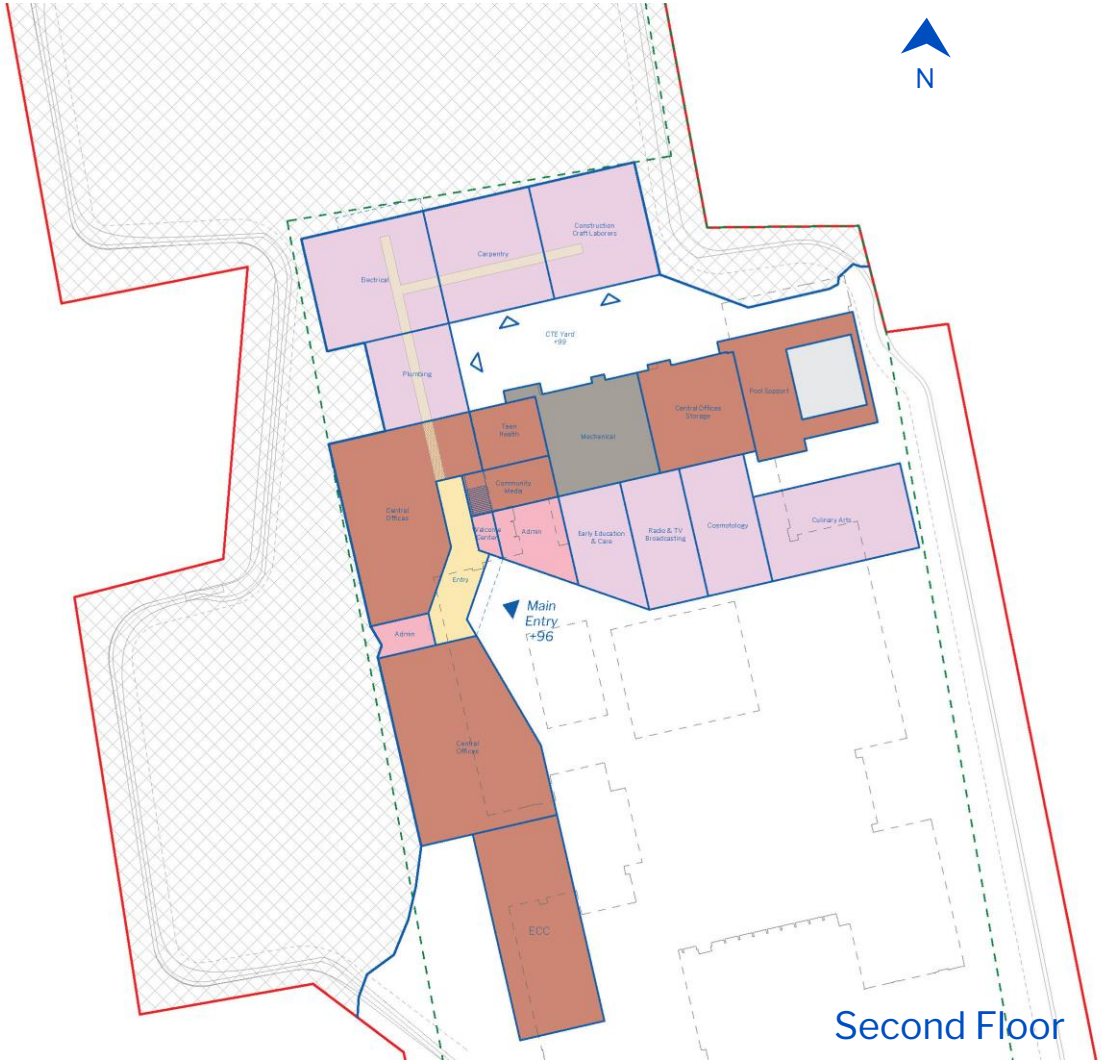
Summary:

- **Addition/renovation** (On the Existing Footprint, on the 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**: Edgerly field (1) renovated in place to be a football field and track, one practice field renovated in place and (2) multi-purpose fields located over parking towards the southern end of the site.
- **Pool**: Renovation of the existing pool

Alternative C.2.2A (Deed Restriction Alternative) – Floor Plans



First Floor



Second Floor

MAIN ENTRY

SECONDARY ENTRY

OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

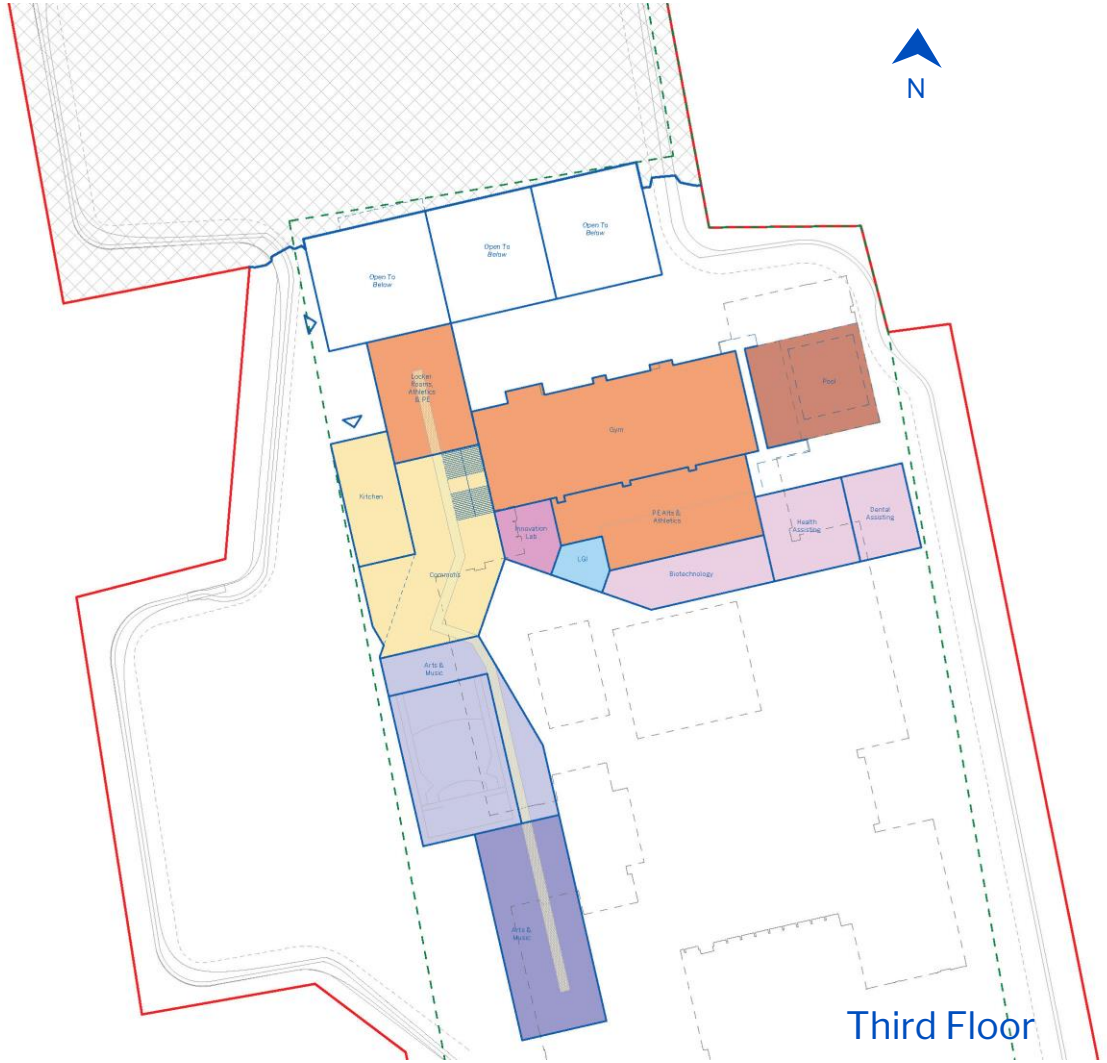
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
-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

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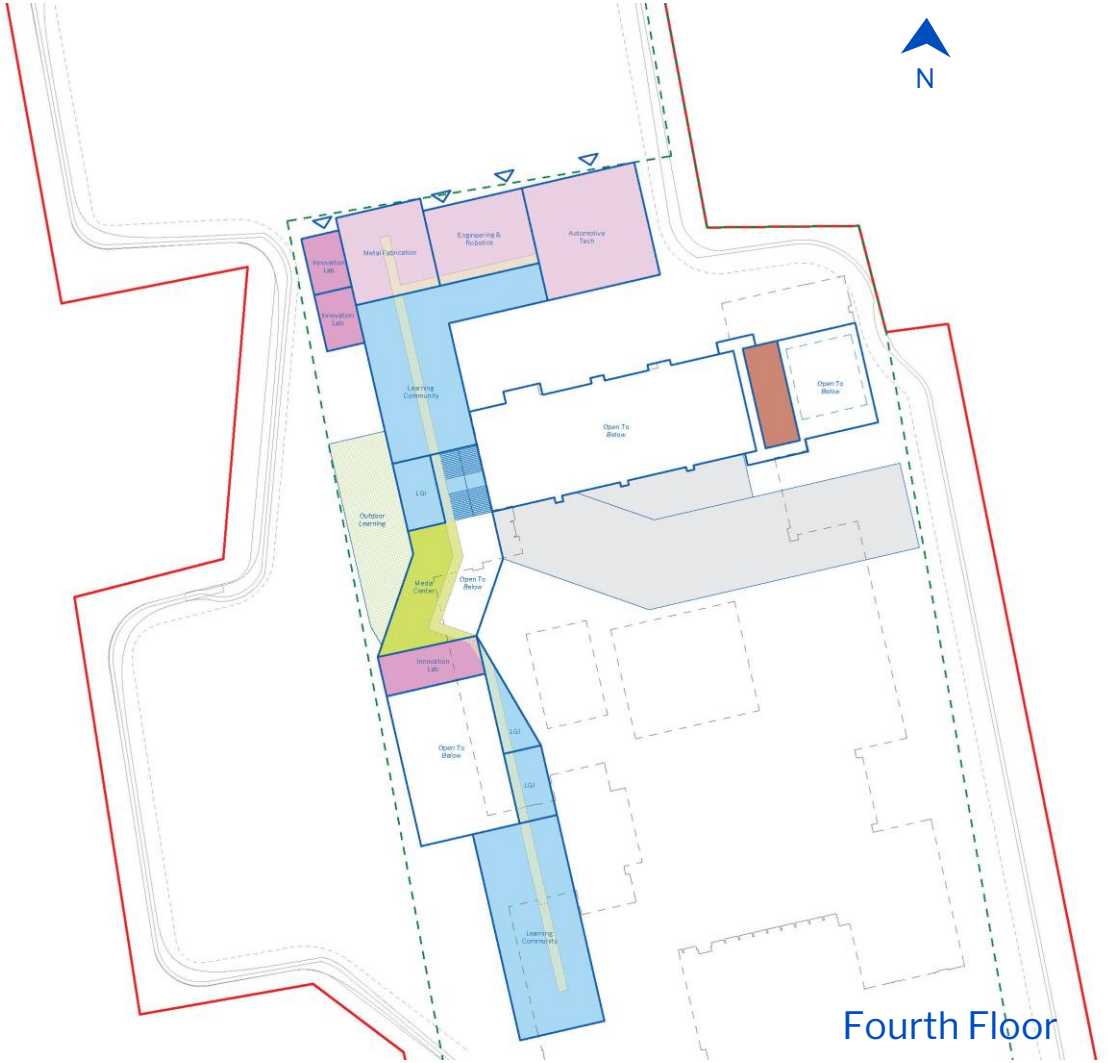
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Alternative C.2.2A (Deed Restriction Alternative) – Floor Plans



Third Floor



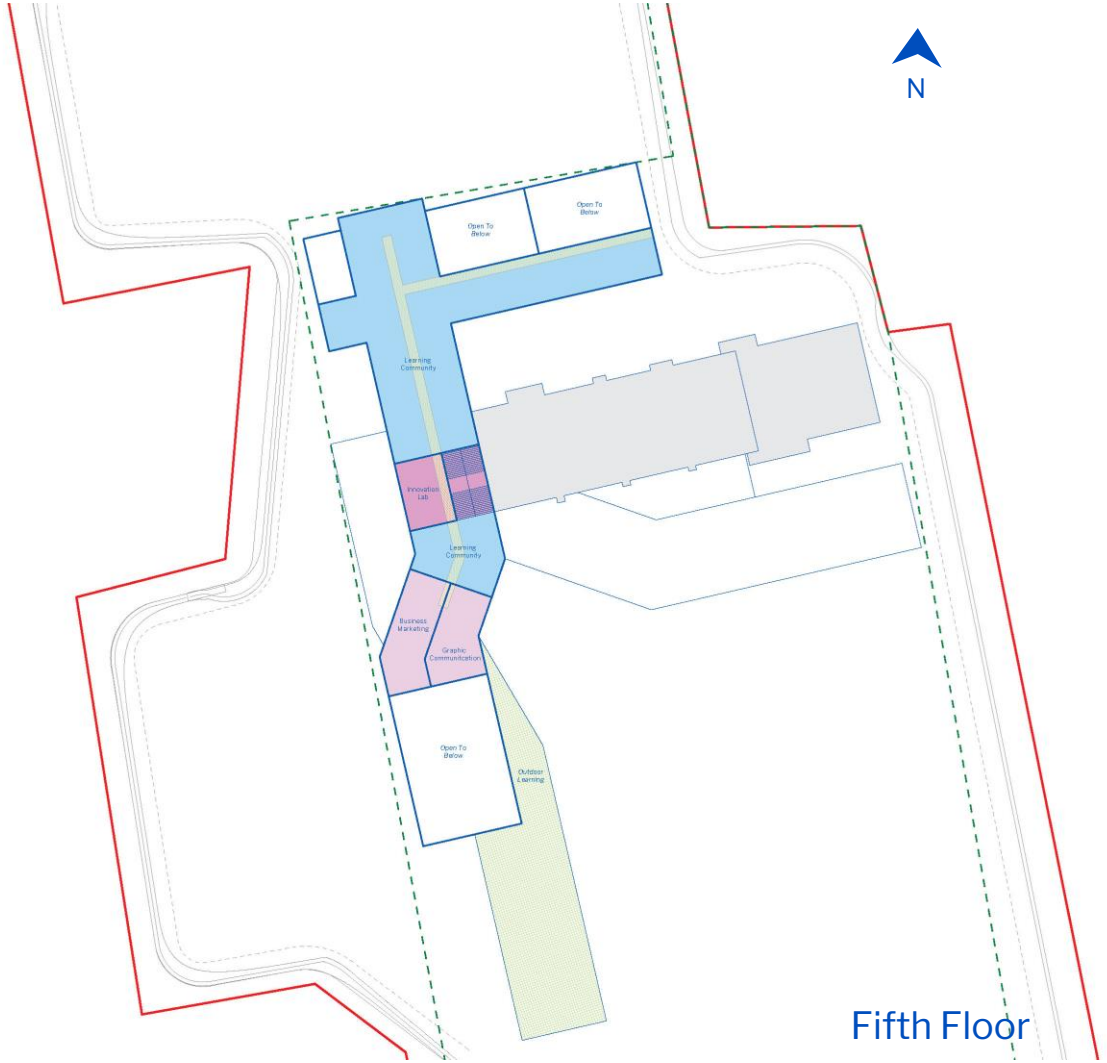
Fourth Floor

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

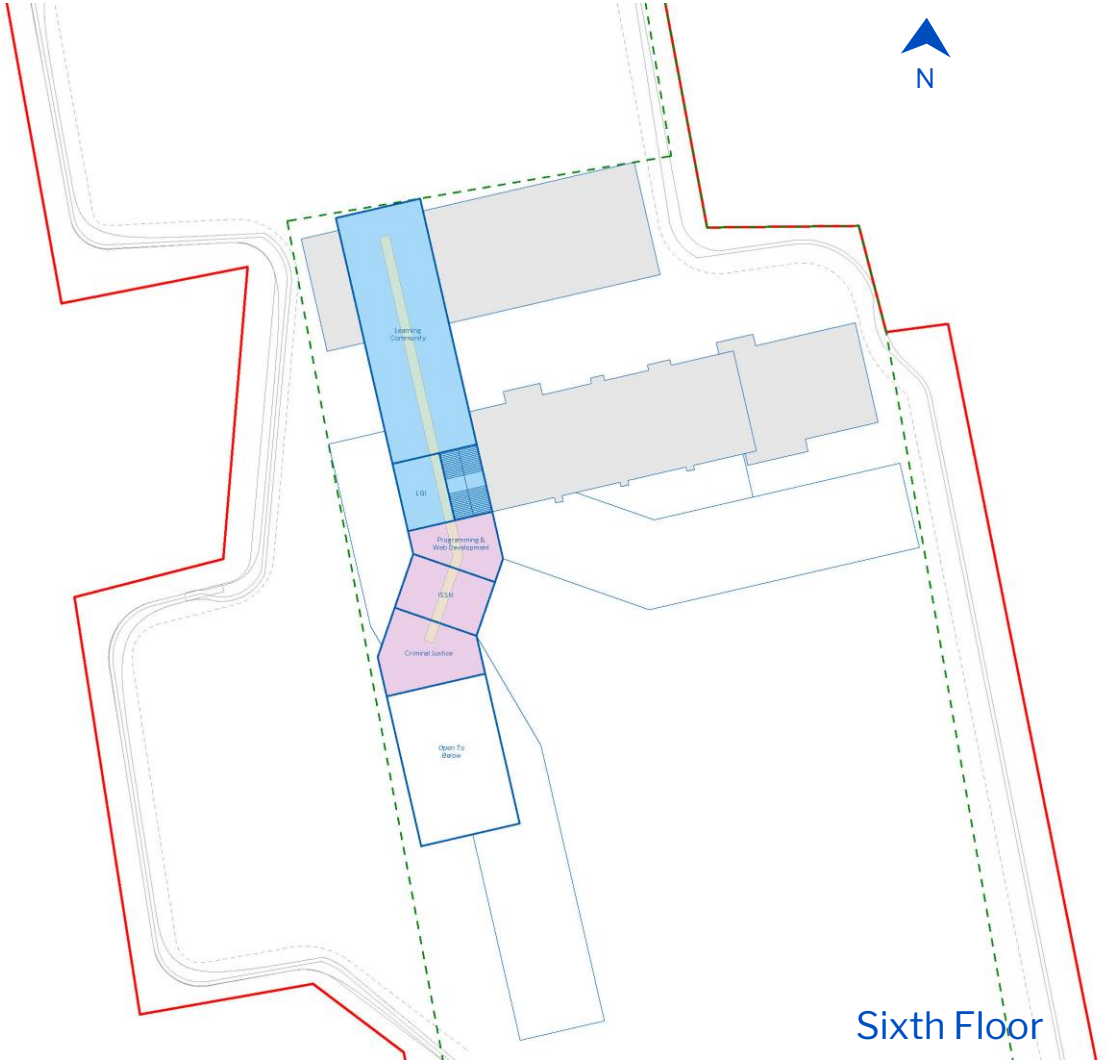
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Alternative C.2.2A (Deed Restriction Alternative) – Floor Plans



Fifth Floor

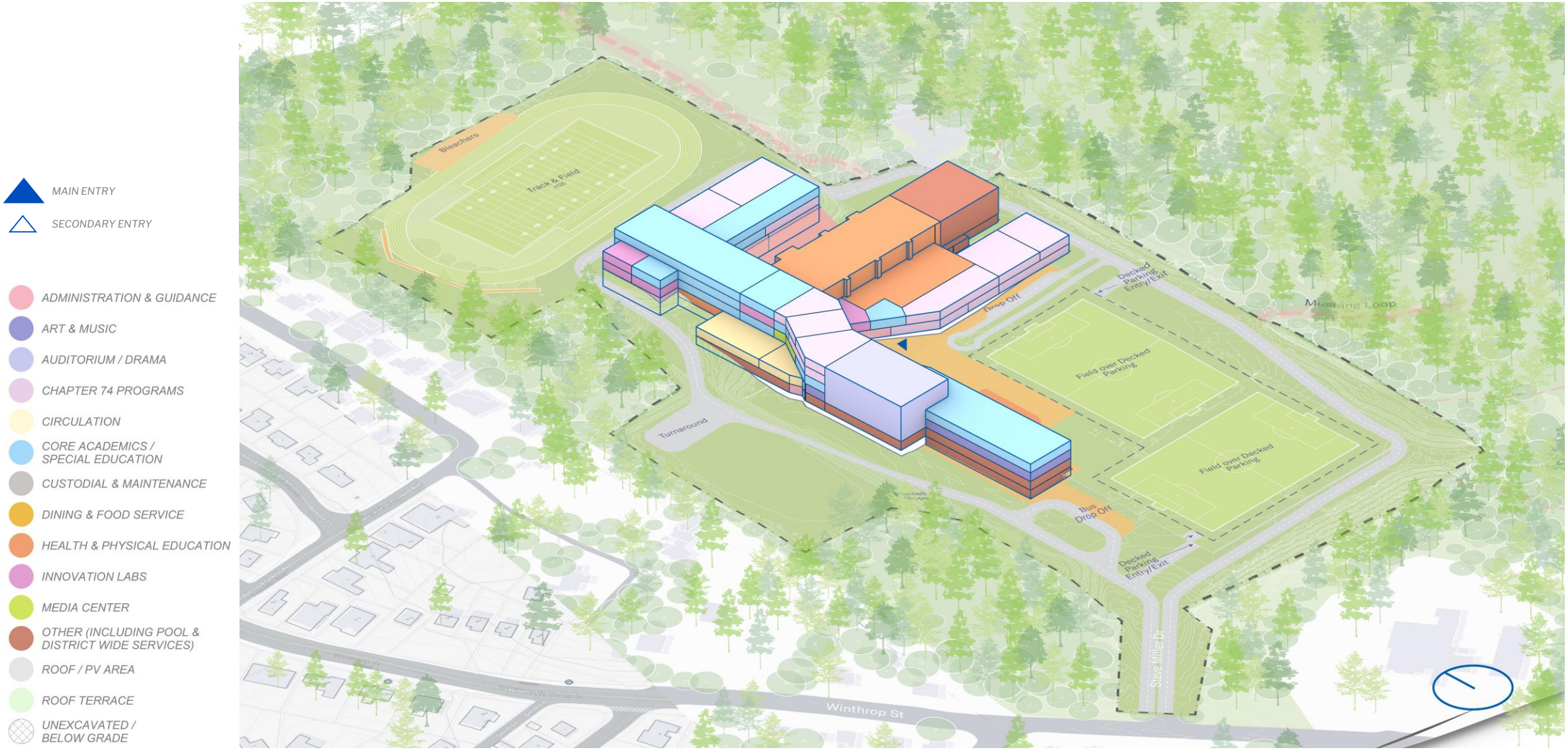


Sixth Floor

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

ADMINISTRATION & GUIDANCE
ART & MUSIC
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UNEXCAVATED / BELOW GRADE

Alternative C.2.2A (Deed Restriction Alternative) – Aerial

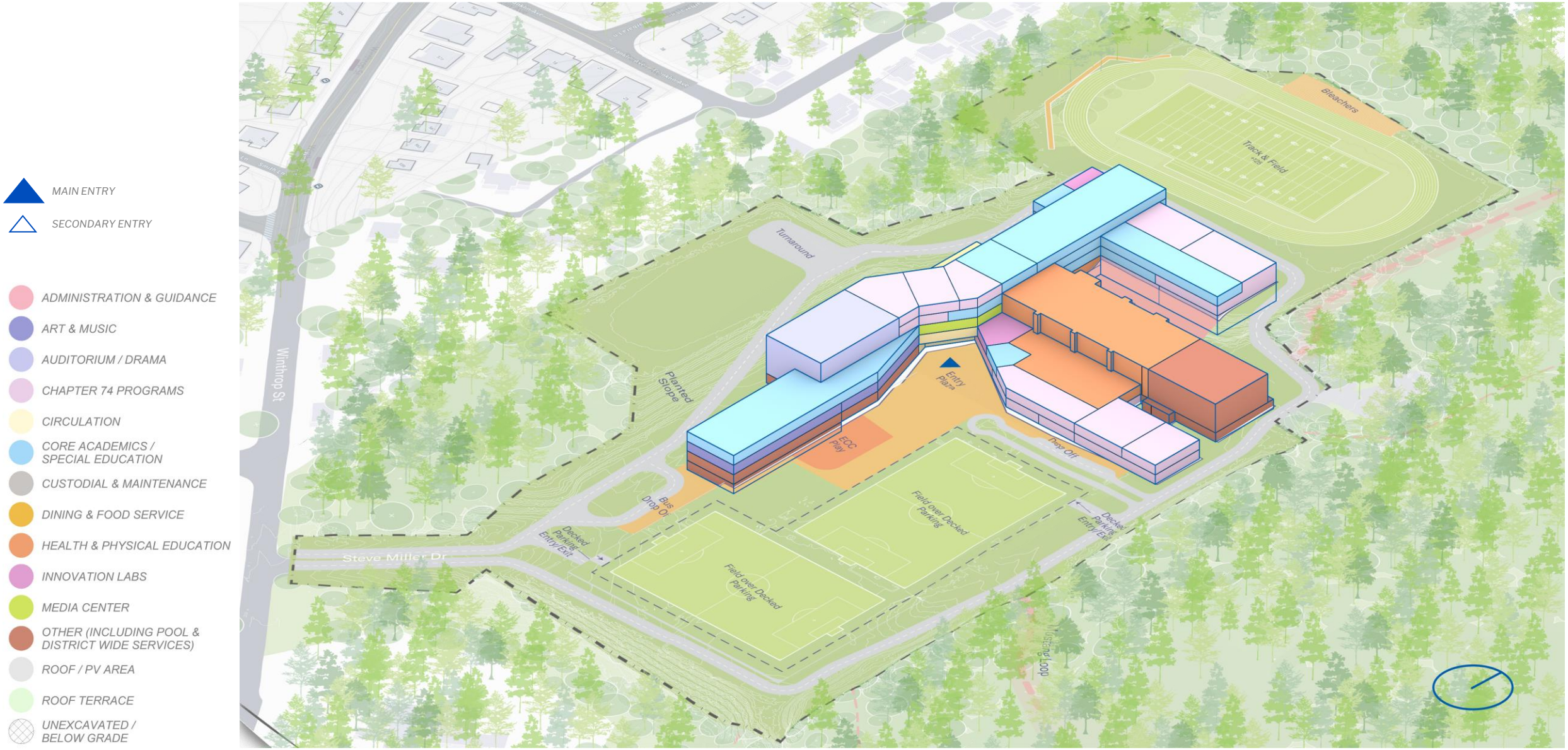


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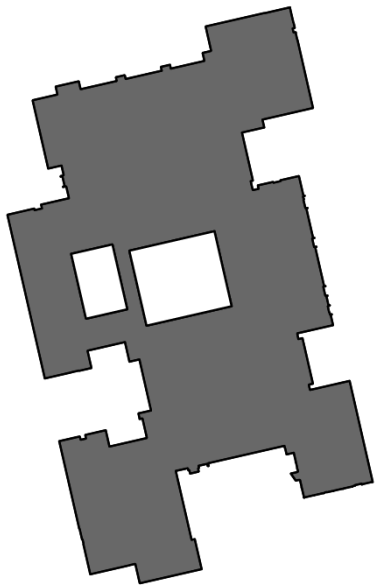
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Alternative C.2.2A (Deed Restriction Alternative) – Aerial

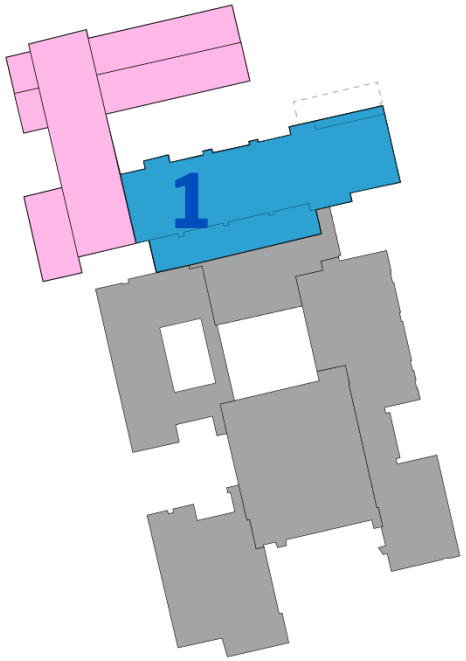


Agency
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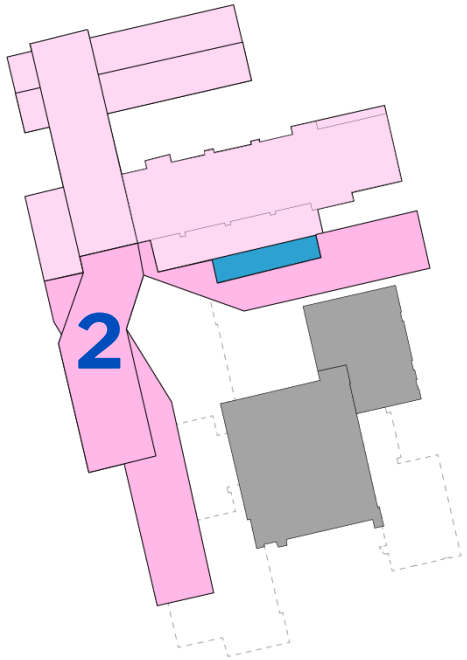
Alternative C.2.2A (Deed Restriction Alternative) - Phasing



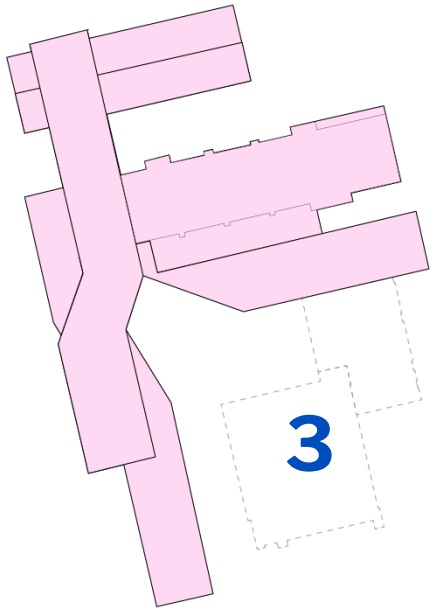
Existing Building
- Site Prep / Enabling
- Existing building in use



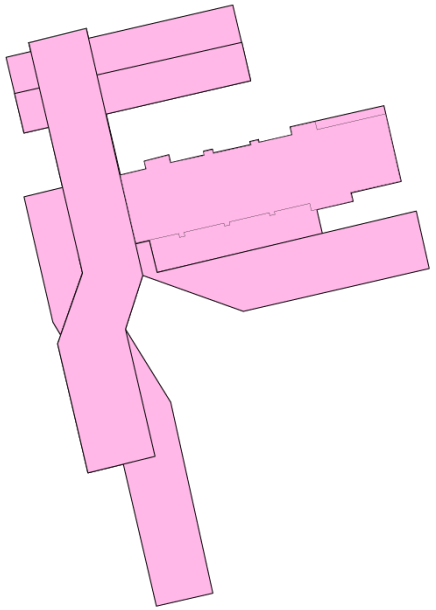
Phase 1
- Demolish existing mechanical room, renovate D, E & F Wings (including Pool), build northern part of New Addition.
- Existing building (without pool and gym) in use



Phase 2
- Demolish A, C, G and part of H Wings. Renovate remainder of D Wing, build remaining New Addition.
- Phase 1 Renovation & Addition areas in use



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



School Building Complete
- Sitework completed following existing building demolition.

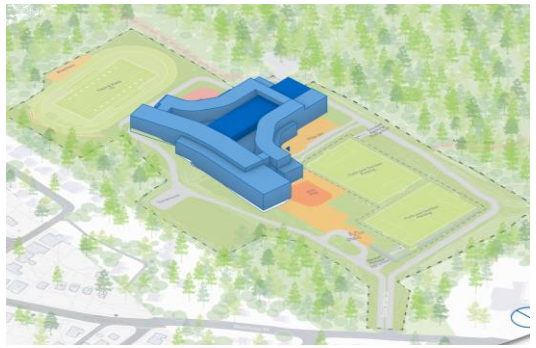
Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

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Deed Restriction Path Forward – Alternative C.3.4A



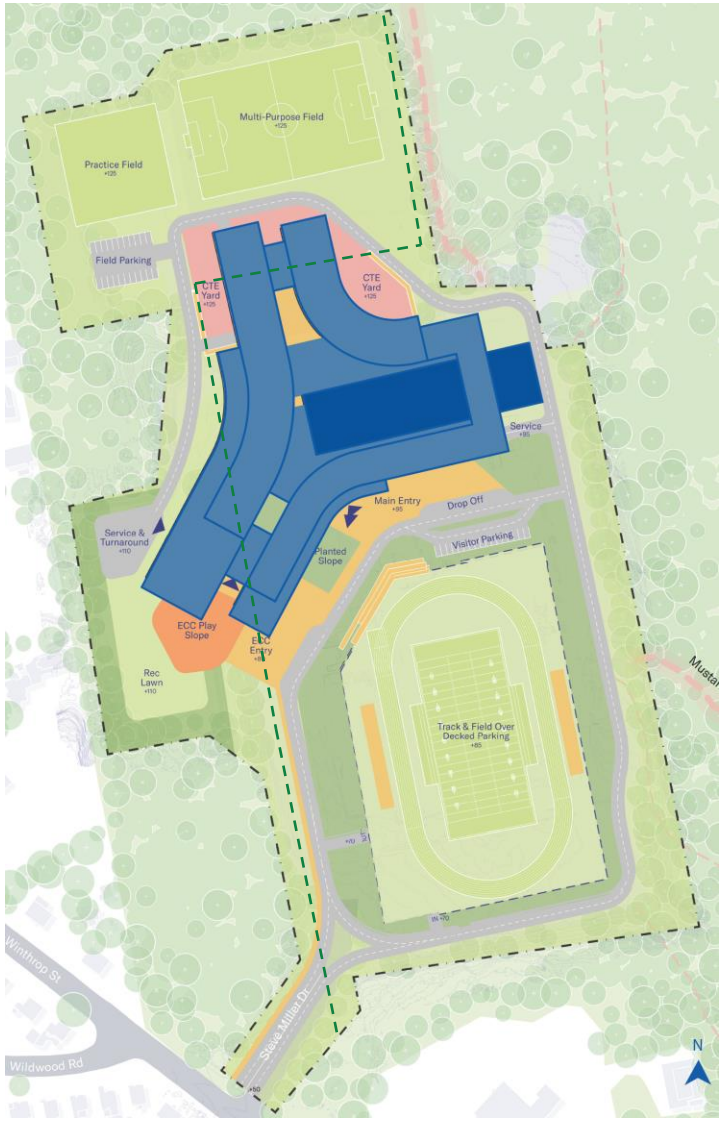
Alternative C.3.4 Aerial



Alternative C.3.4A Aerial

New Building Footprint

Existing Building Footprint



Alternative C.3.4 Site Plan



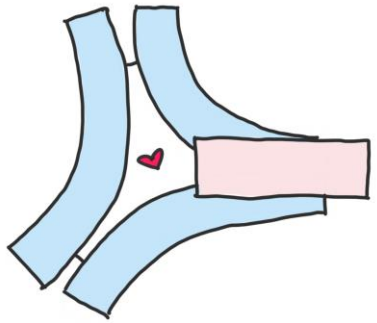
Alternative C.3.4A Site Plan

Alternative C.3.4A adapts the Alternative C.3.4 design to fit within the extents of the non-deed restricted portion of the property.

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Alternative C.3.4A (Deed Restriction Alternative)





New Building Footprint

Existing Building Footprint

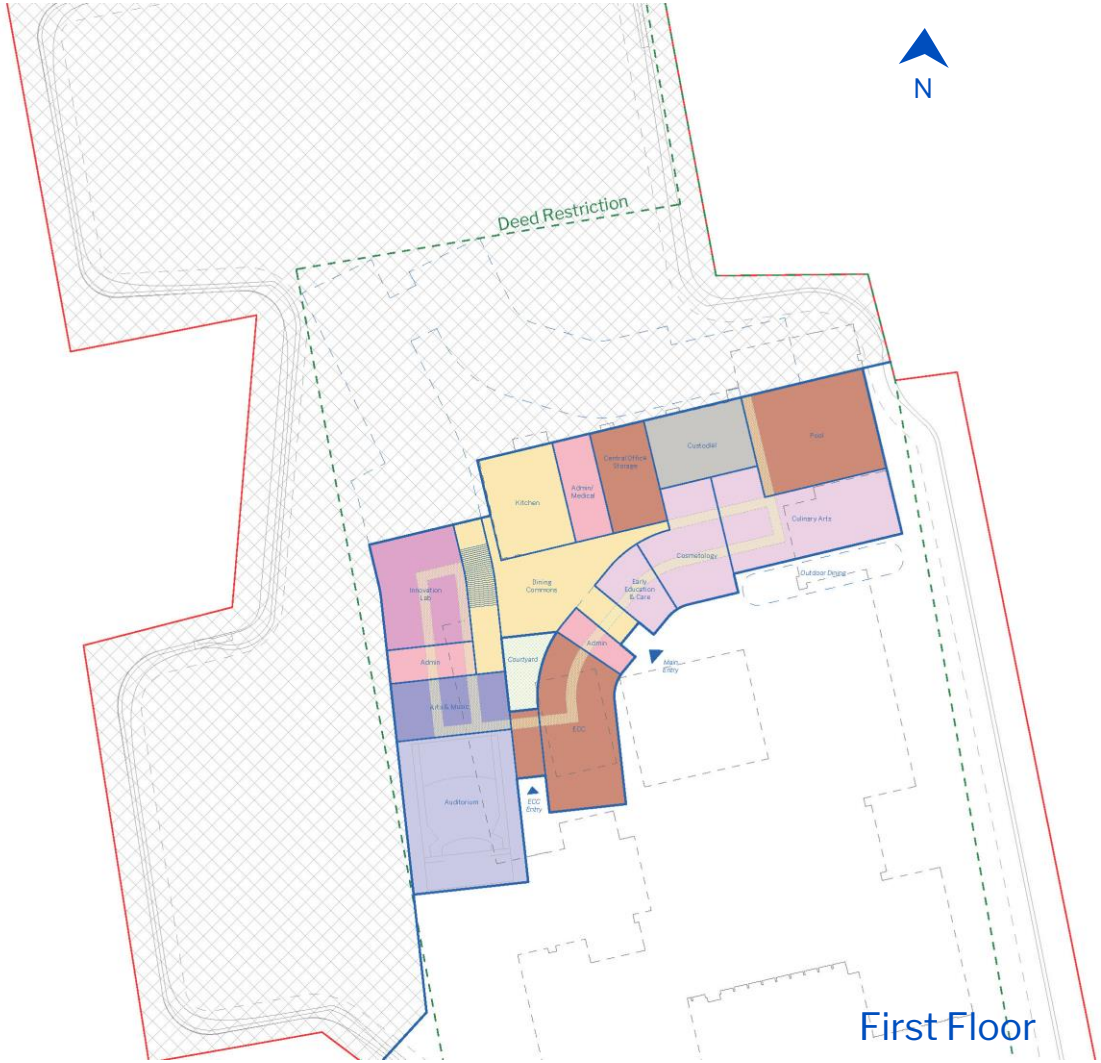


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- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated total project cost of **$XXXM**
- **0** Modular Classrooms required
- **Parking**: 1-story parking garage located below fields and small amount of surface parking
- **Fields**: Edgerly field (1) renovated in place to be a football field and track, one practice field renovated in place and (2) multi-purpose fields located over parking towards the southern end of the site.
- **Pool**: Renovation of the existing pool

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Alternative C.3.4A (Deed Restriction Alternative) – 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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INNOVATION LABS

MEDIA CENTER

OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

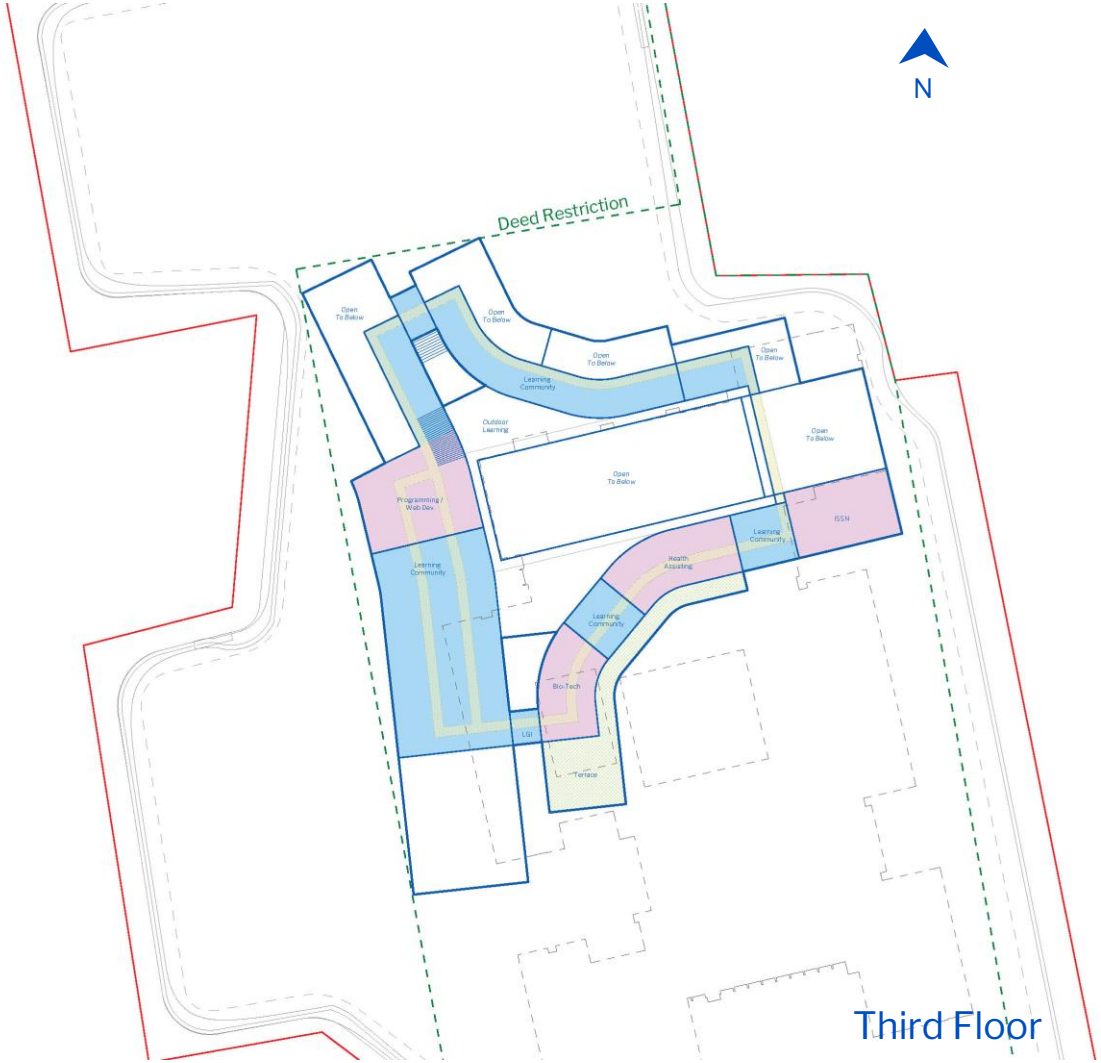
UNEXCAVATED / BELOW GRADE

smma

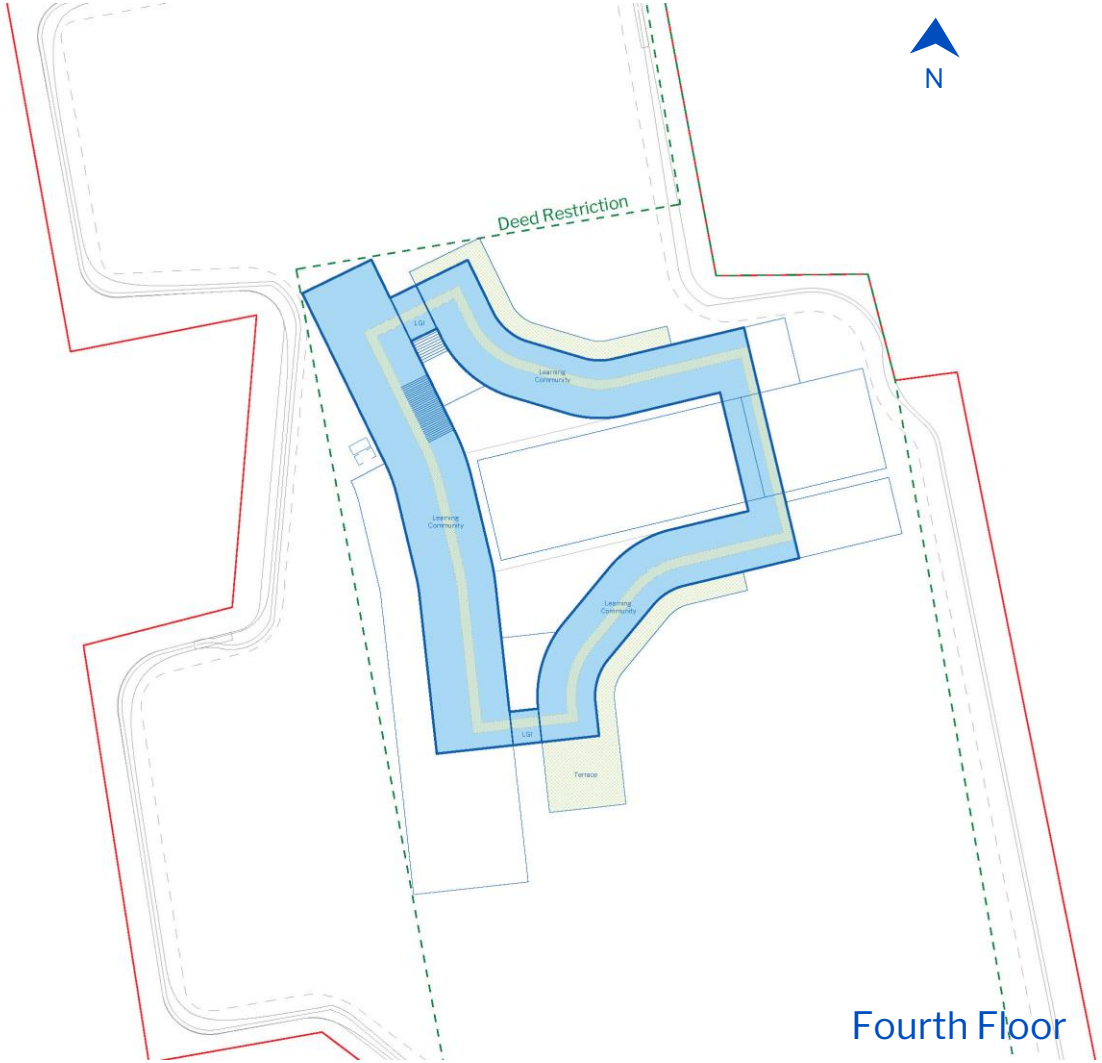
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Alternative C.3.4A (Deed Restriction Alternative) – Floor Plans



Third Floor



Fourth Floor

MAIN ENTRY

SECONDARY ENTRY

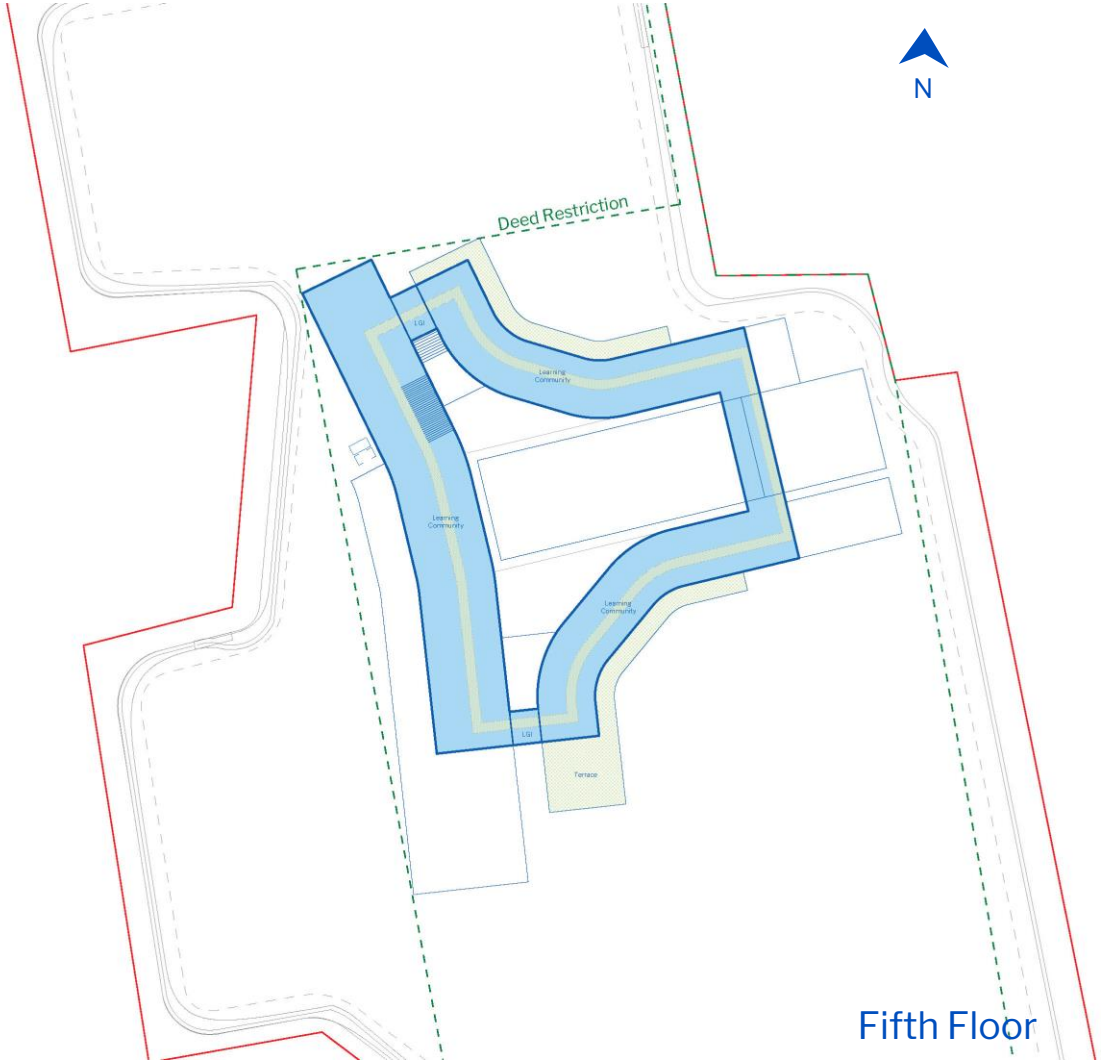
OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

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Alternative C.3.4A (Deed Restriction Alternative) – Floor Plans



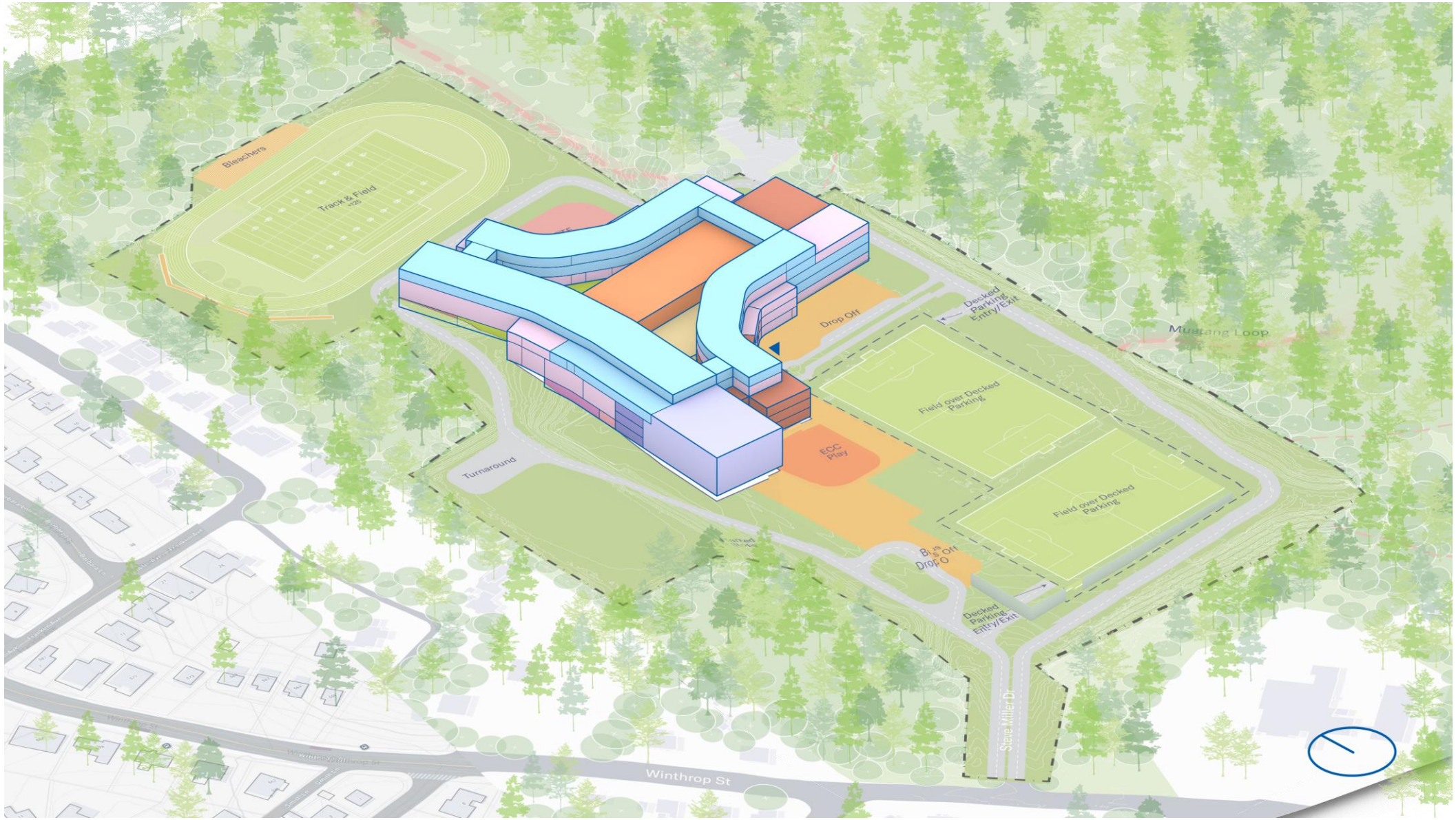
Fifth Floor

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

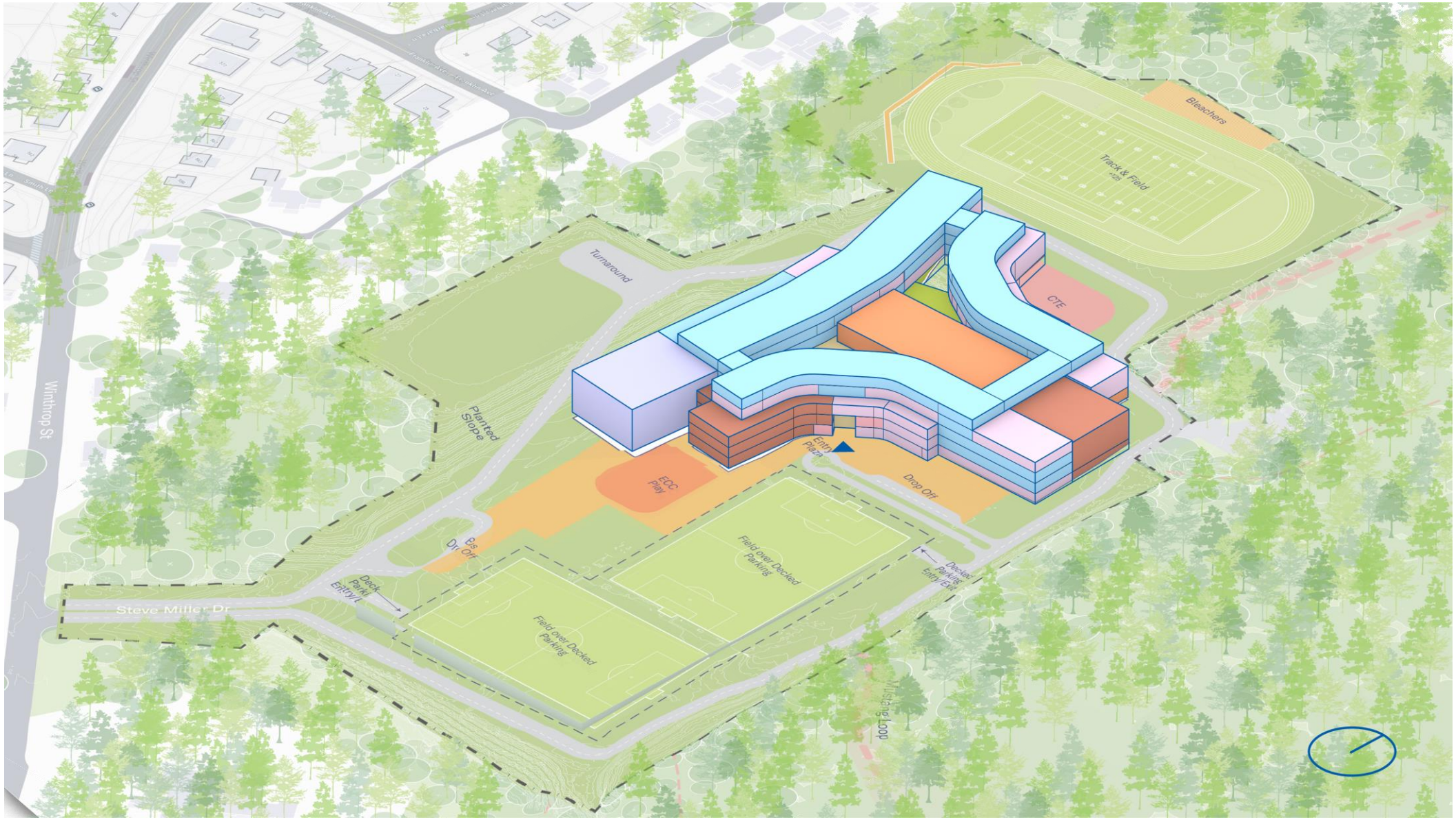
ADMINISTRATION & GUIDANCE
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Alternative C.3.4A (Deed Restriction Alternative) – Aerial



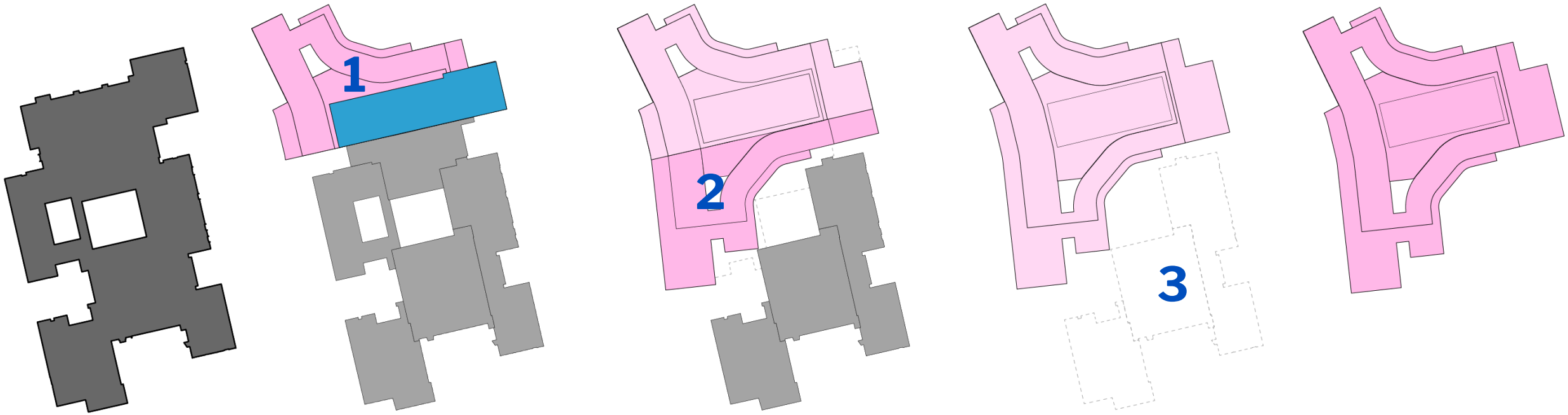
Alternative C.3.4A (Deed Restriction Alternative) – Aerial



- MAIN ENTRY
- SECONDARY ENTRY

- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
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- UNEXCAVATED / BELOW GRADE

Alternative C.3.4A (Deed Restriction Alternative) - Phasing



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

Phase 1
- Demolish existing mechanical room, renovate E & F Wings (including Pool), build northern part of 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 following existing building demolition.

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

Deed Restriction from 1967 – Paths Forward

Proposed Resolution

- Whereas the project team recently learned about a deed restriction that limits the ability to build on parts of Edgerly Field and the Football practice field. Lifting the restriction would require an Article 97 process. And;
- Whereas an Article 97 process could not be completed prior to the scheduled selection of a single preferred option on June 10, 2026;
- Be it resolved that the MCHSBC will formally eliminate C.2.2, C.3.4, and D.2.1 from further consideration.
- Be it further resolved, the MCHSBC will formally adopt the modifications represented in C.2.2A and C.3.4A for consideration.
- Be it also resolved that the project team will align cost estimates to these newly adopted modifications (C2.2A and C3.4A) by the 5/27/2026 meeting without incremental cost to the City of Medford.

MSBA PDP Comments & Team Response Summary

MSBA PDP Comments & Team Response Summary

- Comments on the PDP (Preliminary Design Phase) Report were received from the MSBA on 5/5/2026.
- The MSBA provided comments in two documents, **Attachment A** and **Attachment B**, which is the typical format for their feedback.
  - **Attachment A**: This document contains general comments on all portions of the PDP Report, with the exception of the Proposed Space Summary. The scope of the comments include requests for clarifications, additional information and acknowledgements. The types of comments received for this project were typical of those that are received by other MSBA-grant funded projects.
    - Comments were generally made on the topics of: budget, schedule, coordination between the Educational Plan and the Space Summary, and requested items or statements to include with the PSR (Preferred Schematic Report) submission.
    - As is required by the MSBA process, an updated Educational Plan must be included with the PSR Report submission that is scheduled for June 25, 2026. Revisions and clarifications that are noted in the PDP Comment Responses will be incorporated into the updated Educational Plan.
    - The MSBA requested that a “School Only” cost option be generated for comparative purposes. This request aligns with the Program Alternate formatting that was already included during the PDP phase estimates and has been replicated in the PSR phase estimates.

MSBA PDP Comments & Team Response Summary

- **Attachment B**: This document contains the MSBA's review of the Proposed Space Summary. The scope of the comments includes comparisons to the MSBA guidelines, requests to relocate spaces to different space categories and requests for the planned utilization of spaces.
  - These comments help to clarify what the MSBA may as deem allowable square footage for reimbursement.
  - An updated Space Summary has been included as an attachment with the response to document program changes that were voted on by the SBC at the 4/27/2026 SBC Meeting.
  - The Space Summary will again be updated for the PSR Report submission on 6/25/2026, with responses to the PDP Report comments being incorporated in that forthcoming version of the Space Summary.

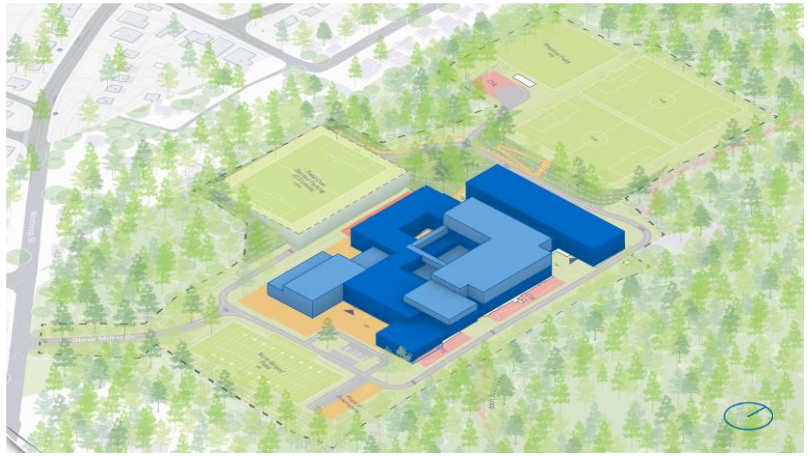
- The District, LeftField and SMMA have collaborated to generate responses to the comments. The response was returned to the MSBA yesterday, 5/19/2026.

PSR Cost Estimates Review

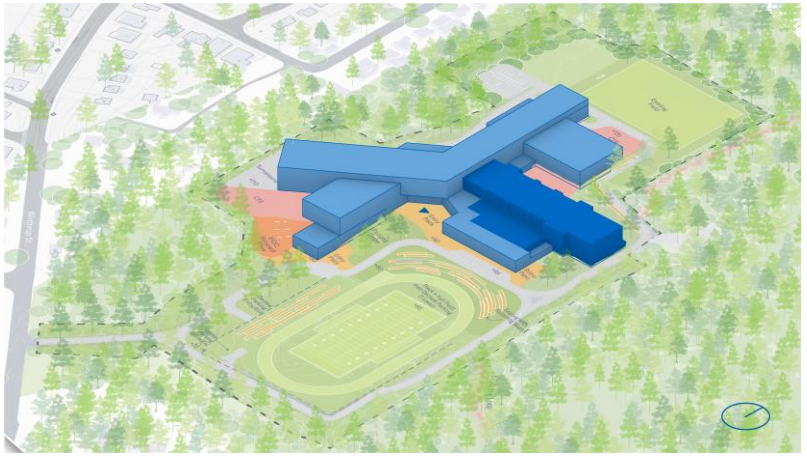
PSR Alternatives - Summary



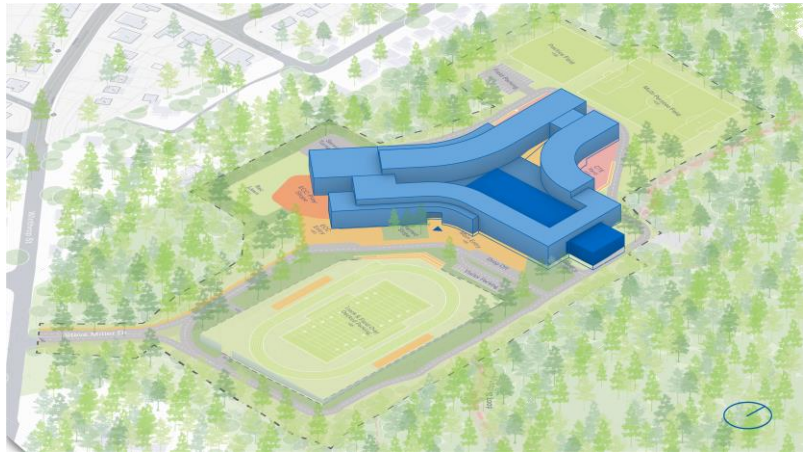
A.1.1



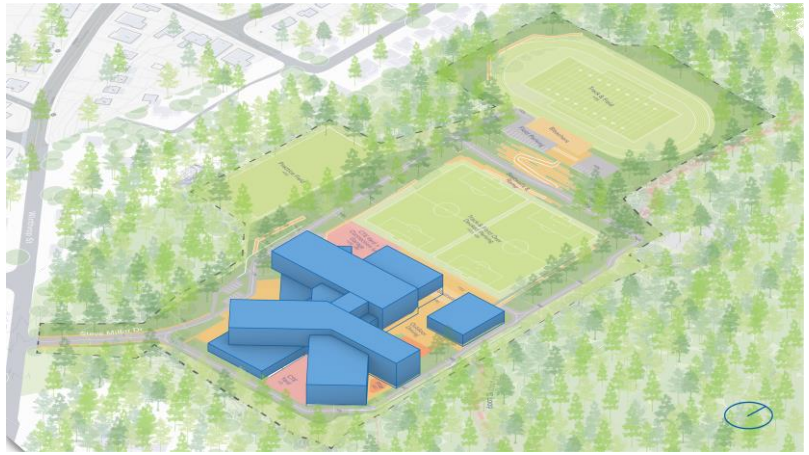
B.1.2



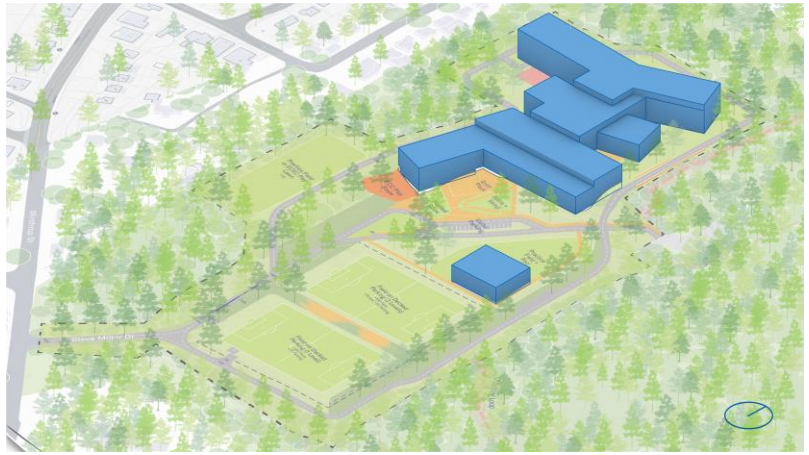
C.2.2



C.3.4



D.1.1



D.2.1

New Building Footprint

Existing Building Footprint

smma

LeftField

Agency
Landscape + Planning

Cost – PSR Comparative Cost Analysis

Alternative	A.1.1*	B.1.2	C.2.2	C.3.4	D.1.1	D.2.1
TPC HS Only	NA	$724,212,930	$699,633,632	$717,217,340	$645,817,106	$663,450,955
TPC HS + Current Existing PROG (Pool = Reno in A,B +C, New in D)	$528,993,175	$782,964,083	$758,384,785	$775,968,493	$727,879,729	$745,459,578
TPC HS + All PROG Pool = Reno in B+C, No Pool in D)	NA	$821,449,418	$796,870,121	$814,453,829	$743,107,594	$760,687,444
TPC D Options + All PROG + New Pool	NA	NA	NA	NA	$766,365,064	$783,944,914

Notes:
1.) TPC = Total Project Cost
2.) Costs above do not include any of the Non-Program related alternates, including no structured fields above parking garages
3.) * Alternative A.1.1 does not support the Educational Plan

Cost – PSR Compared to PDP Comparative Costs

Alternative	A.1.1*	B.1.2	C.2.2	C.3.4	D.1.1	D.2.1
PDP Comparative Cost Analysis All PROG Pool = Reno in A,B and C, New Pool in D	$437,180,506	$809,425,009	$825,094,830	$803,334,780	$864,876,061	$830,692,335
PSR Comparative Cost Analysis All PROG Pool = Reno in A, B and C, New Pool in D	$528,933,175	$821,449,418	$796,870,121	$814,453,829	$766,365,064	$783,944,914
Delta	$91,752,669	$12,024,409	($28,224,709)	$11,119,049	($98,520,997)	($46,747,421)

Notes:
1.) TPC = Total Project Cost
2.) Costs above do not include any of the Non-Program related alternates, including no structured fields above parking garages
3.) * Alternative A.1.1 does not support the Educational Plan

A.1 – Code Upgrade Option





New Building Footprint

Existing Building Footprint

Summary:

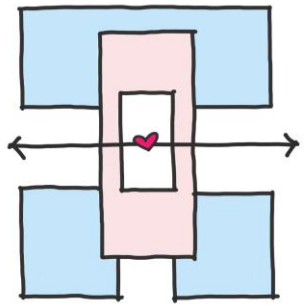
- Base Repair at the existing Medford High School facility, including building code, energy code and accessibility compliance upgrades. No modifications to the layout of any interior spaces due to program changes.
- **This Option would <u>not</u> support the future curriculum, nor programs identified in the Statement of Interest (SOI) and outlined in the District's Educational Program**
- 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

- Estimated total project cost of **$529M**

smma LeftField Agency Landscape + Planning

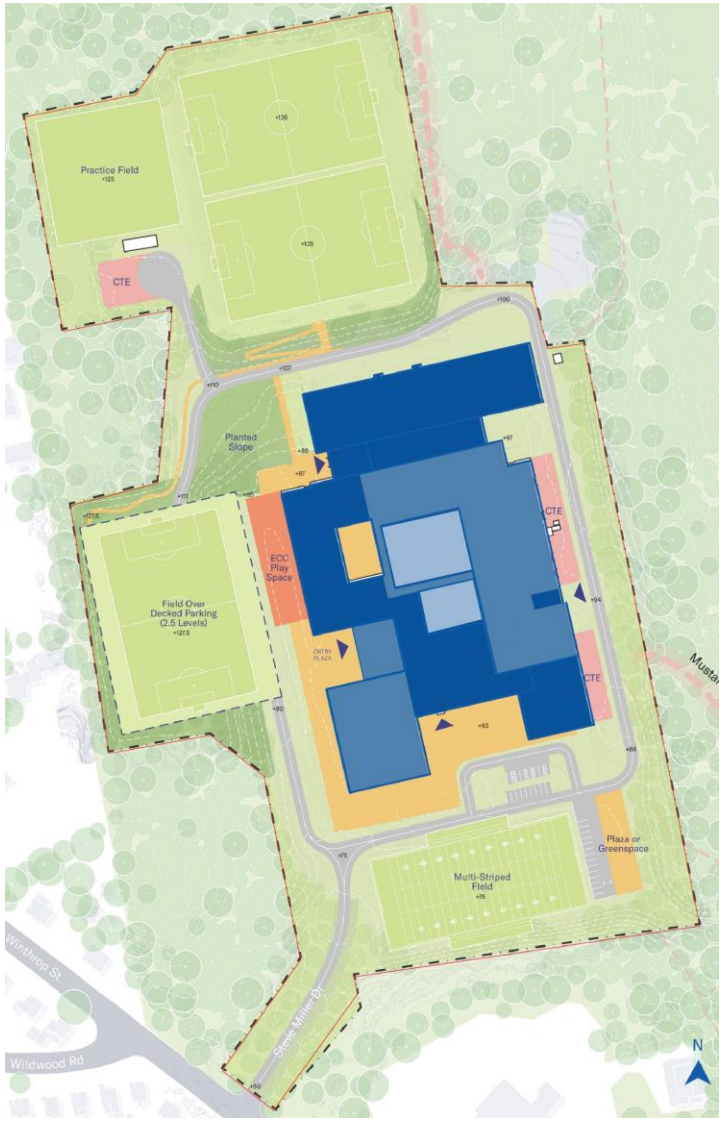
PSR Development – Alternative B.1.2





New Building Footprint

Existing Building Footprint

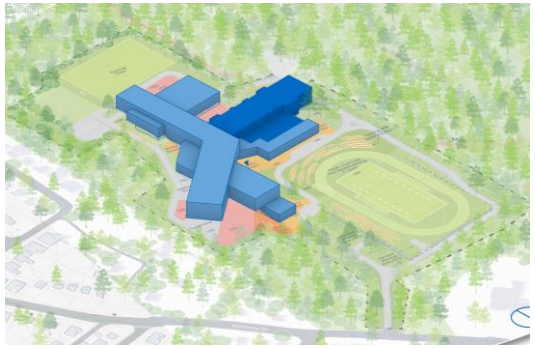


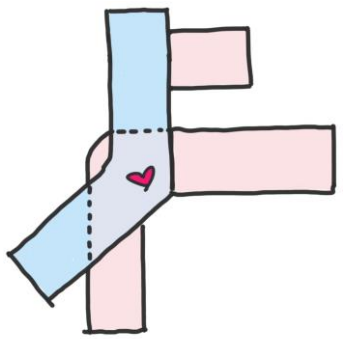
Summary:

- **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**
- **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

- Estimated total project cost of **$822M**

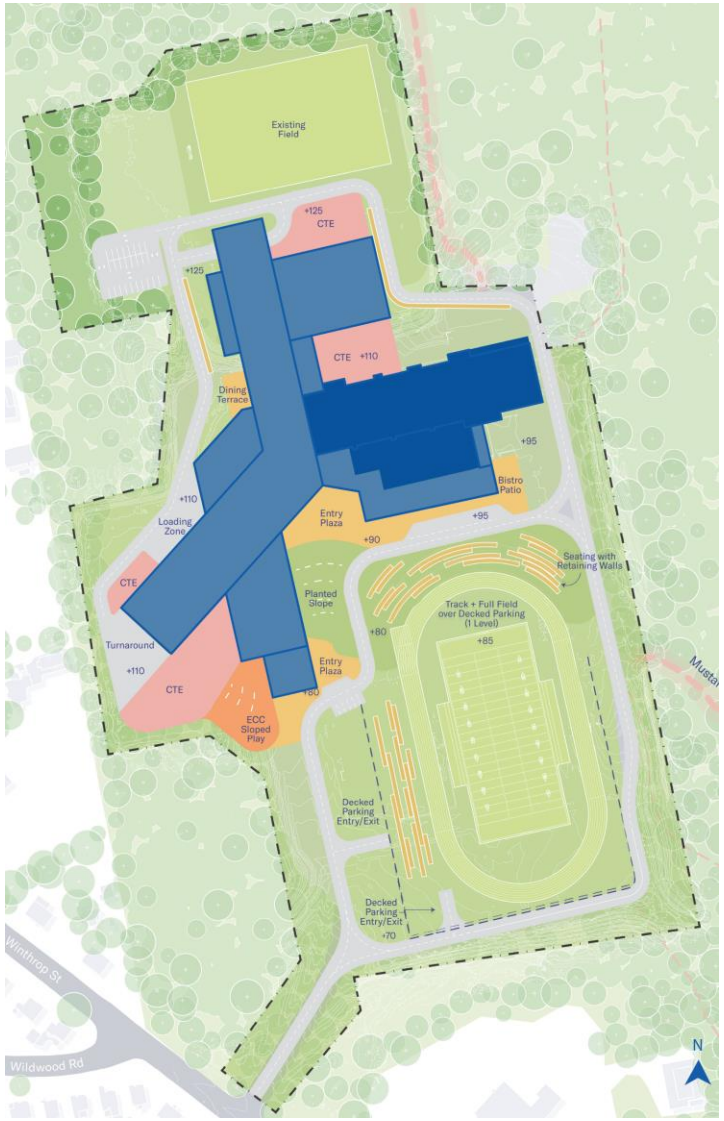
PSR Development – Alternative C.2.2





New Building Footprint

Existing Building Footprint



Summary:

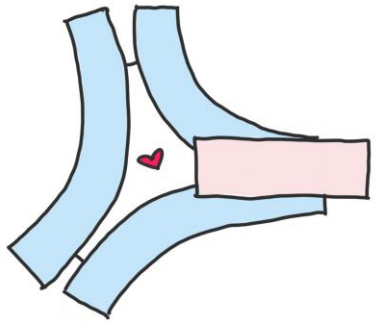
- **Addition/renovation** (On the Existing Footprint, on the Hillside and Parking Lot to the west and a portion of Edgerly Field to the north) which proposes:
  - New construction as **5 Stories**, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - 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**
- **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

- Estimated total project cost of **$797M**

smma LeftField Agency Landscape + Planning

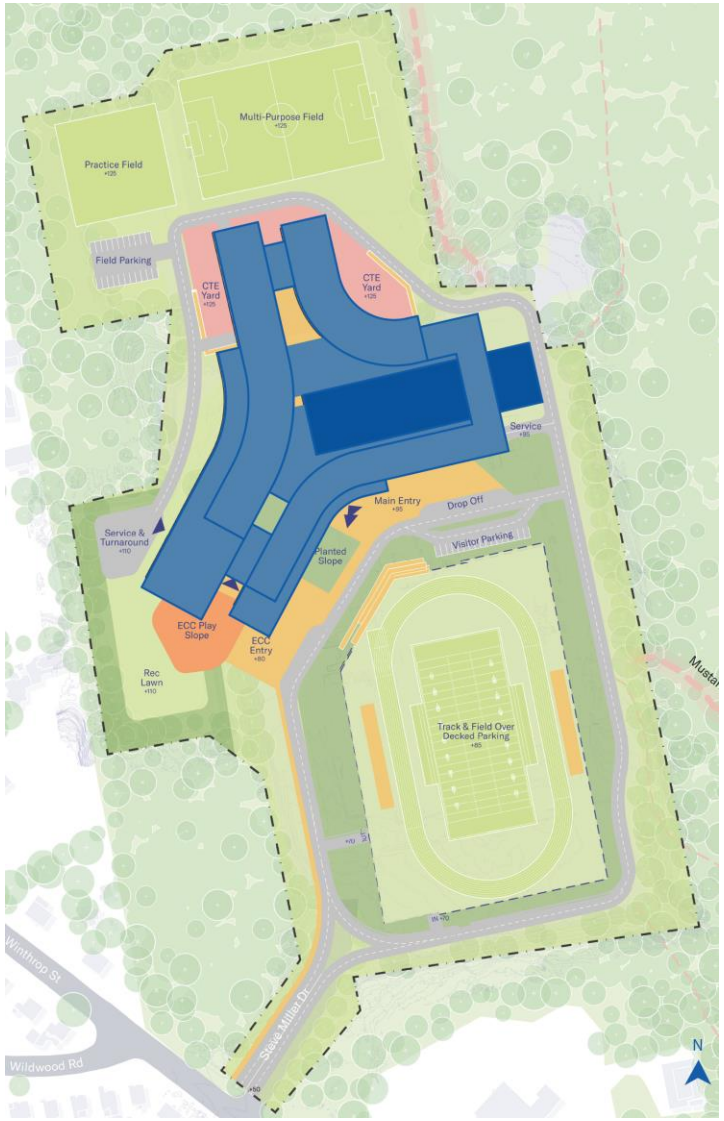
PSR Development – Alternative C.3.4





New Building Footprint

Existing Building Footprint



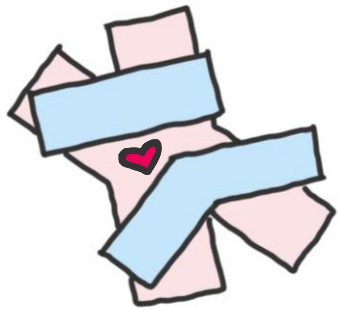
Summary:

- **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**
- **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

- Estimated total project cost of **$815M**

PSR Development – Alternative D.1.1





New Building Footprint

Existing Building Footprint



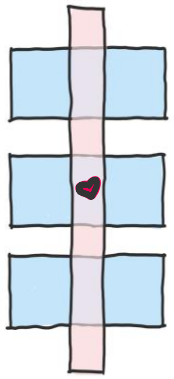
Summary:

- 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**
- **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)

- Estimated total project cost of **$767M**

PSR Development – Alternative D.2.1





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**
- **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

- Estimated total project cost of **$784M**

smma LeftField Agency Landscape + Planning

Upcoming Meetings

- **5/20** (In Person) **MCHSBC** meeting to review cost estimates
- **5/27** (In Person) **MCHSBC** meeting to review City's capital needs and potential tax impacts
- **6/03 Community Meeting 5** review of alternatives with cost information
- **6/10** (In Person) **MCHSBC** meeting to select a single option
- **6/15 School Committee Meeting**
- **6/18** (In Person) **MCHSBC** meeting to review and approve PSR submission

Thank you.

