Medford High School



Medford Comprehensive High School Community Forum #5

06/03/2026

06/08/2026 rev1 – updated with Winthrop St. Perspectives and Estimated District Share Costs

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Agenda

- Presentation and Q&A (Library)

  - Introductions
  - Timeline
  - Design Updates
  - PSR Alternatives Review
  - Group Q&A

- Engagement / Feedback Opportunities (Lobby)

  - Individual & Small Group Discussions at Boards and Physical Models
  - Colored Dot Preferences for Alternatives
  - Voice + Vision Community Feedback Cards (Digital Forms also available)

Timeline

Project Timeline: June 2026 – June 2027

	PSR to MSBA 6/25	FAS Meeting 7/15 or 7/29	MSBA BOD Vote	SD to MSBA & DESE 2/24*	FAS Meeting (TBD)*	MSBA BOD Vote 4/29*	City Approvals
	2026				2027		
	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
FEASIBILITY (MODULE 3)													
SBC VOTE on Preferred Option	6/10												
SBC VOTE to Submit PSR	6/18												
Submit PSR	6/25												
MSBA Review													
MSBA FAS Meeting		7/15	7/29										
MSBA BOD Vote			8/26										
SCHEMATIC DESIGN (MODULE 4)													
TENTATIVE SBC Meetings		7/20	8/17	9/21	10/14	11/16	11/23	12/16	1/20	2/8	2/22	3/15	4/14
Project Scope Finalized by City					10/14								
Cost information to Estimators								1/7					
Cost Estimates Reconciliation										2/3			
SBC Meeting to review costs										2/8			
OPM Submits cost to MSBA										2/10			
SBC VOTE to Submit SD											2/22		
Submit Schematic Design											2/24*		
MSBA Review											TBD*		
MSBA BOD Vote												4/29*	
FUNDING THE PROJECT (MOD 5)													
City Council Approval												TBD	
Citywide Vote													TBD
DETAILED DESIGN (MOD 6)													
Commence Design Development													6/1

*MSBA 2027 is not yet published - estimated date

Design Updates

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 – 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)



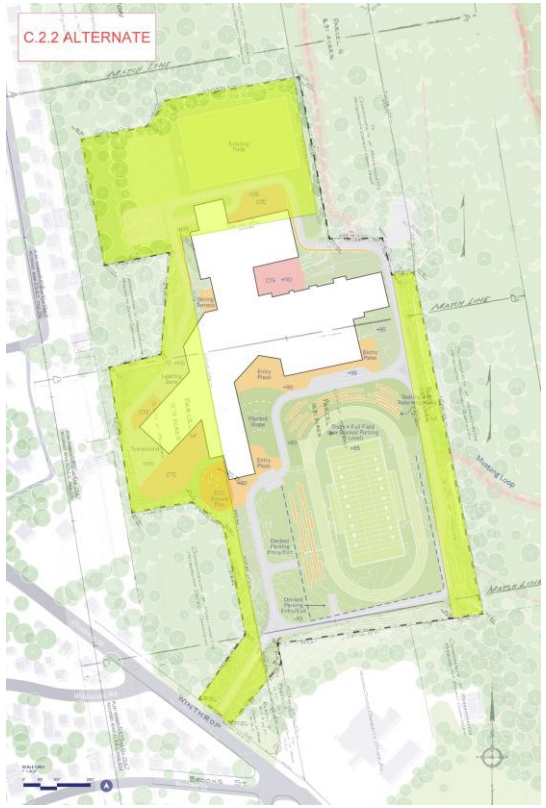
Alternative B.1.2



Alternative D.1.1

Deed Restriction from 1967 – Paths Forward

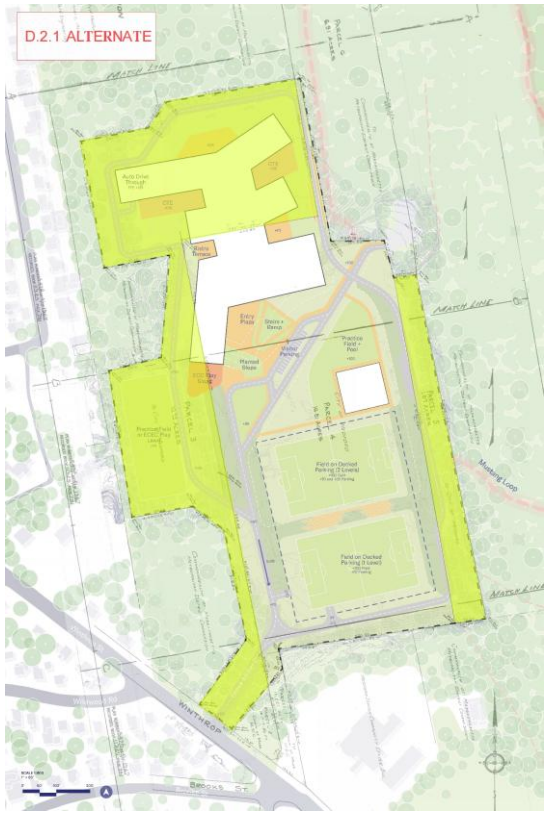
- The proposed building for Alternatives C.2.2, C.3.4 and D.2.1 **do** overlap with the deed restriction area and would need some modification to the deed restriction in order to proceed.



Alternative C.2.2



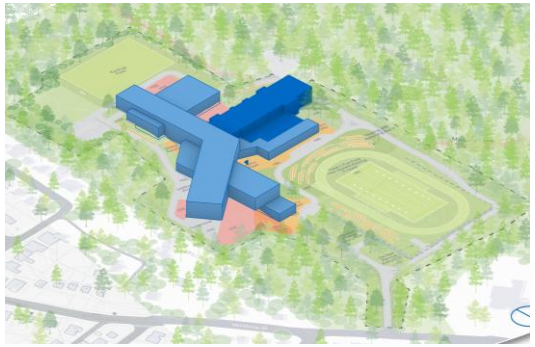
Alternative C.3.4



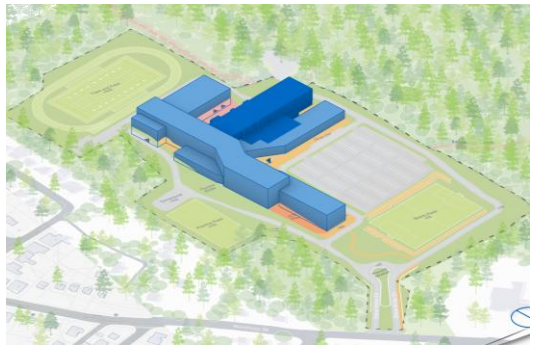
Alternative D.2.1

- 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



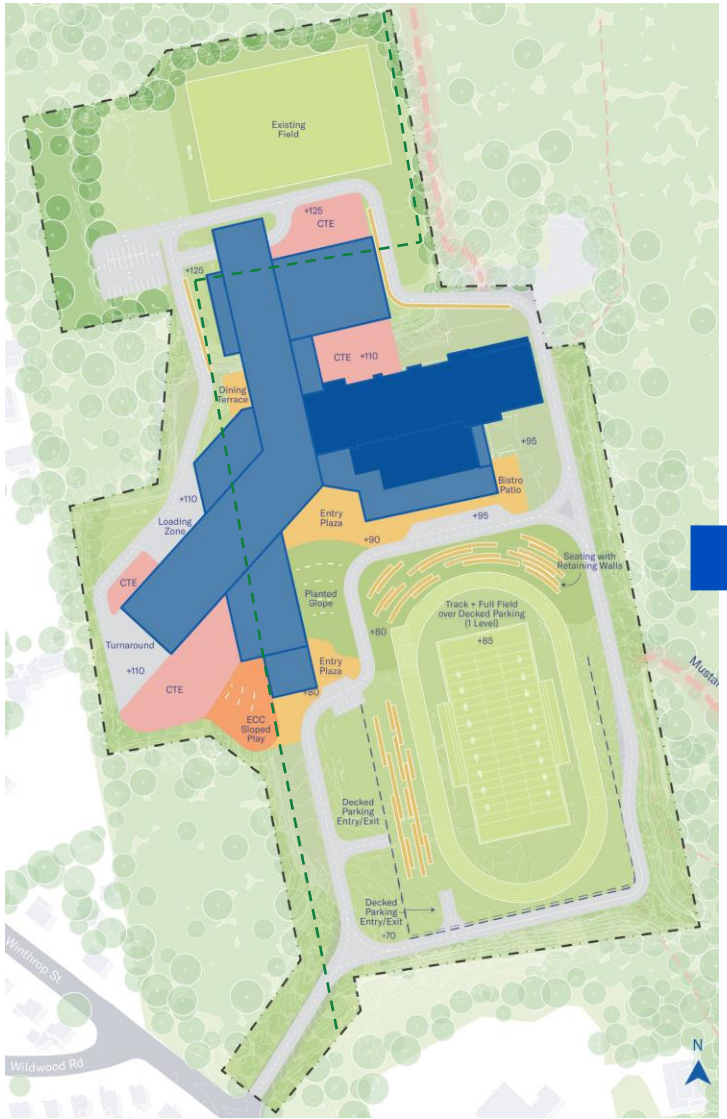
Alternative C.2.2 Aerial



Alternative C.2.2A Aerial

New Building Footprint

Existing Building Footprint



Alternative C.2.2 Site Plan



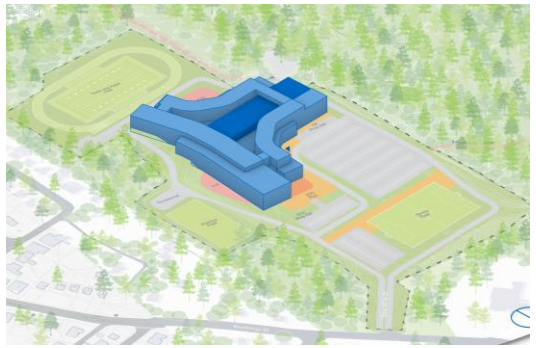
Alternative C.2.2A Site Plan

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.

Deed Restriction Path Forward – Alternative C.3.4A



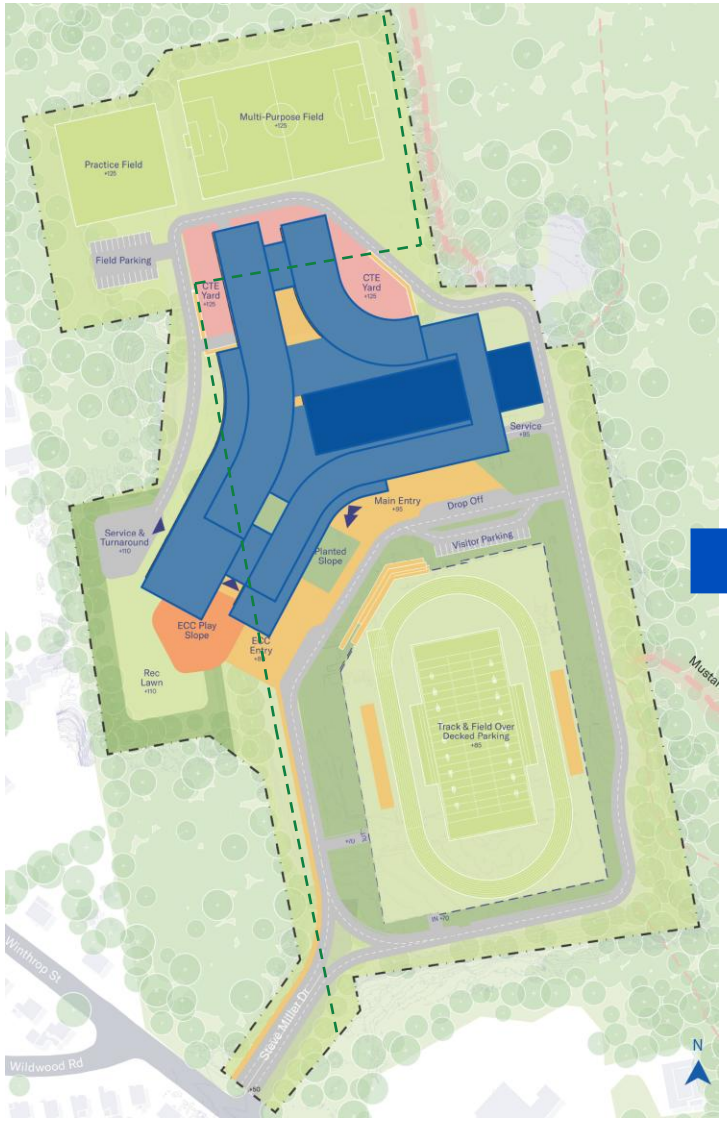
Alternative C.3.4 Aerial



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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High School Only – Alternative C.2.2A-HS



Alternative C.2.2A Aerial



High School Only C.2.2A-HS Aerial

New Building Footprint

Existing Building Footprint



Alternative C.2.2A Site Plan



Alternative C.2.2A-HS Site Plan

Alternative C.2.2A-HS

This Alternative was developed in response to an MSBA request in their Preliminary Design Program (PDP) review comments.

It is intended to give the community an option to consider that has **only programs related to the Grade 9-12 High School**.

No new non-high school programs would be brought to the new building.

Existing non-high school programs in the building would need to get relocated elsewhere in the City. The City will be studying possible locations and associated costs for relocations this summer.

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PSR Alternatives Review

PSR Alternatives - Summary



A.1



B.1.2



C.2.2A



C.2.2A-HS



C.3.4A



D.1.1

New Building Footprint

Existing Building Footprint

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Review of PSR Cost Alternates – Total Project Cost Projections

Alternative	A.1[3]	B.1.2	C.2.2A	C.3.4A	D.1.1	D.1.1NP
HS Only	NA	$724,212,930	$716,013,114	$720,203,471	$645,817,106	$645,817,106
HS + Current Existing PROG[1] (Pool = Reno in A,B +C, New in D)	$528,993,175	$782,964,083	$774,764,268	$778,954,624	$727,879,729	$704,622,258
HS + All PROG[2] Pool = Reno in B+C, New Pool in D)	NA	$821,449,418	$813,249,603	$817,439,960	$766,365,063	743,107,593

1) Existing PROG = These are the community programs that are existing in the high school today
2) All PROG = These are all the community programs that are proposed to be included in this project
3) Alternative A.1.1 does not support the Educational Plan
4) D.1.1NP = A version of the D.1.1 Alternative with no new construction pool

General Note:
Costs above do not include any of the Non-Program related alternates. Non-Program alternates are the other alternates that are not specifically related to program space. This includes the different pool options, access roads, mechanical systems, PV options and phasing.

Review of PSR Cost Alternates – Total Project Cost Projections

Alternative	A.1[3]	B.1.2	C.2.2A	C.3.4A	D.1.1	D.1.1NP
HS Only	NA	$724,212,930	$716,013,114	$720,203,471	$645,817,106	$645,817,106
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1) Existing PROG = These are the community programs that are existing in the high school today
2) All PROG = These are all the community programs that are proposed to be included in this project
3) Alternative A.1.1 does not support the Educational Plan
4) D.1.1NP = A version of the D.1.1 Alternative with no new construction pool

The yellow highlighted costs above are shown on the Design Alternatives on the following slides.

Alternative 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 **60 months**
- **56** Modular Classrooms required
- **Parking**: Existing parking lots to remain, renovated for accessibility compliance only
- **Fields**: Maintains existing field inventory - Edgerly fields (2) renovated in place, two practice fields renovated in place
- **Pool**: Renovation of the existing pool

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

* Note: Estimated Medford share cost is an early rough estimate of MSBA reimbursement accounting for currently projected eligible costs, cost caps and reimbursement rates. Because Alternative A.1 does not support the District's Educational Program, it would not be eligible for any reimbursement.

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Alternative A.1 – Massing Perspectives from Winthrop St.



View up Steve Miller Drive from Winthrop St.

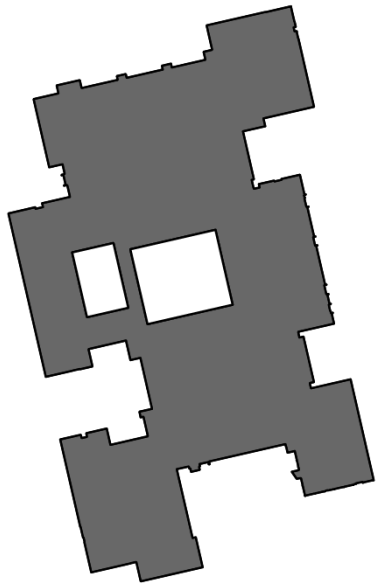


View from Winthrop St. to the east of Steve Miller Drive

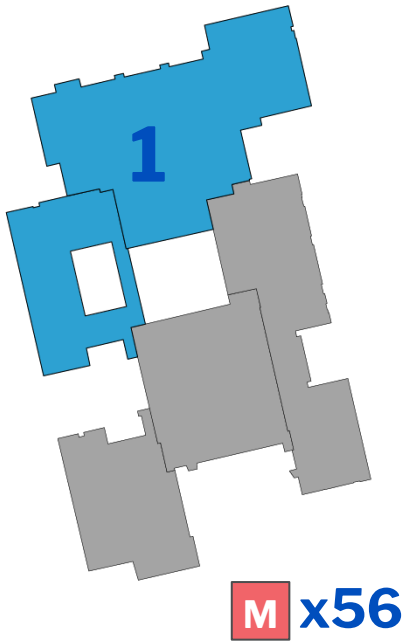


Key Plan showing location of views

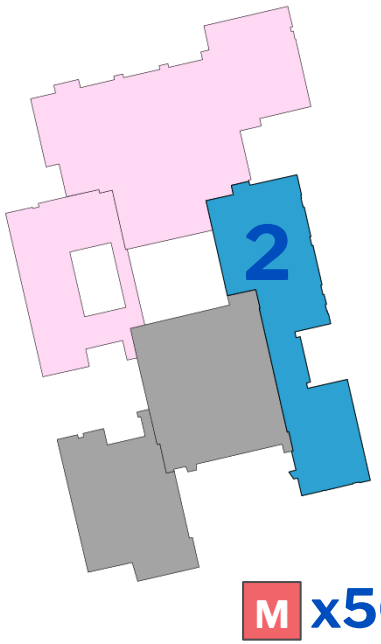
A.1 – Code Upgrade Option / Phasing



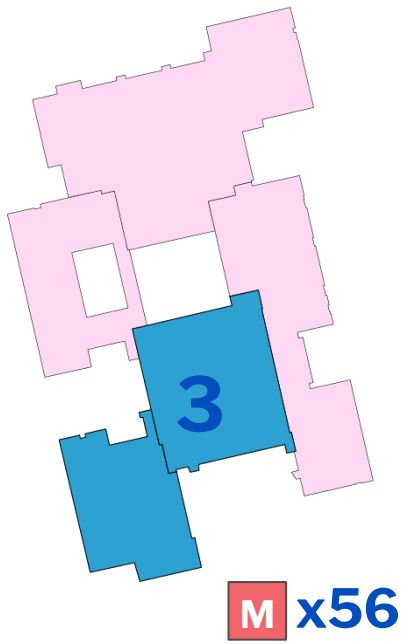
Existing Building
- Site Prep / Enabling
- Existing building in use



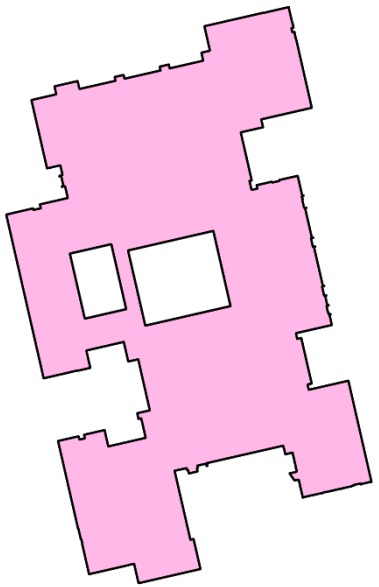
Phase 1
- Renovate C, D, E & F Wings (including Pool)
- Modular Classrooms and remainder of existing building in use



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



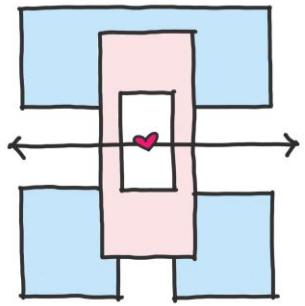
School Building Complete
- Sitework completed following building renovation
- Renovation fully occupied

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

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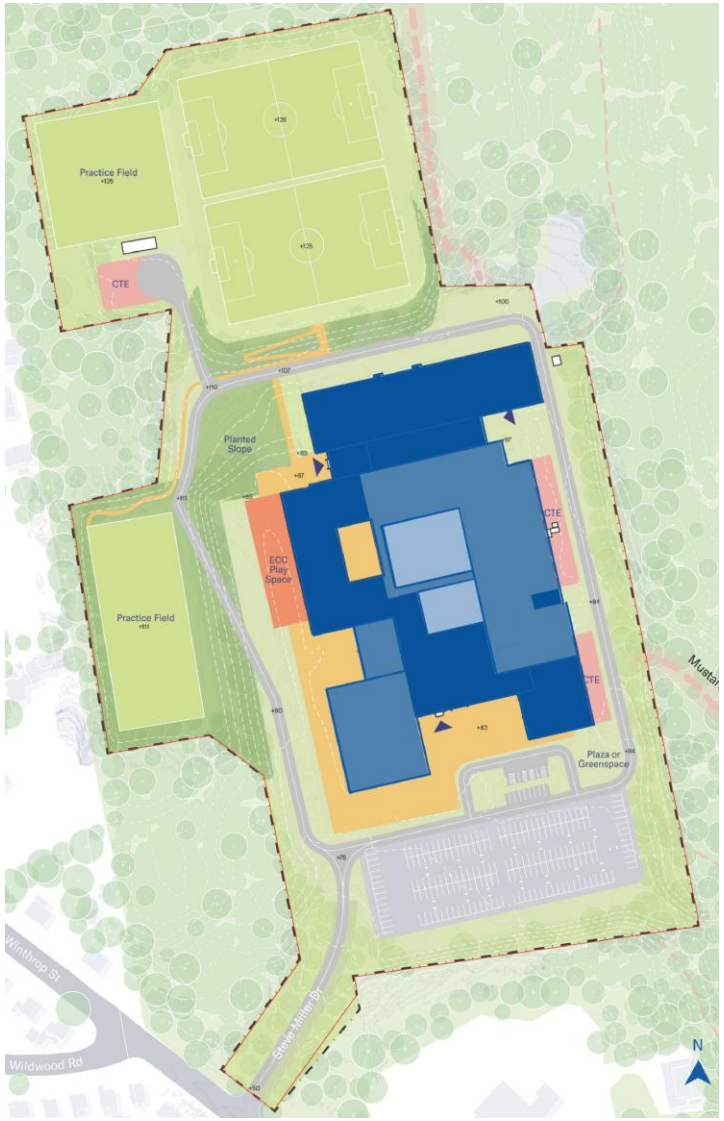
Alternative B.1.2 – Addition / Renovation





New Building Footprint

Existing Building Footprint



Summary:

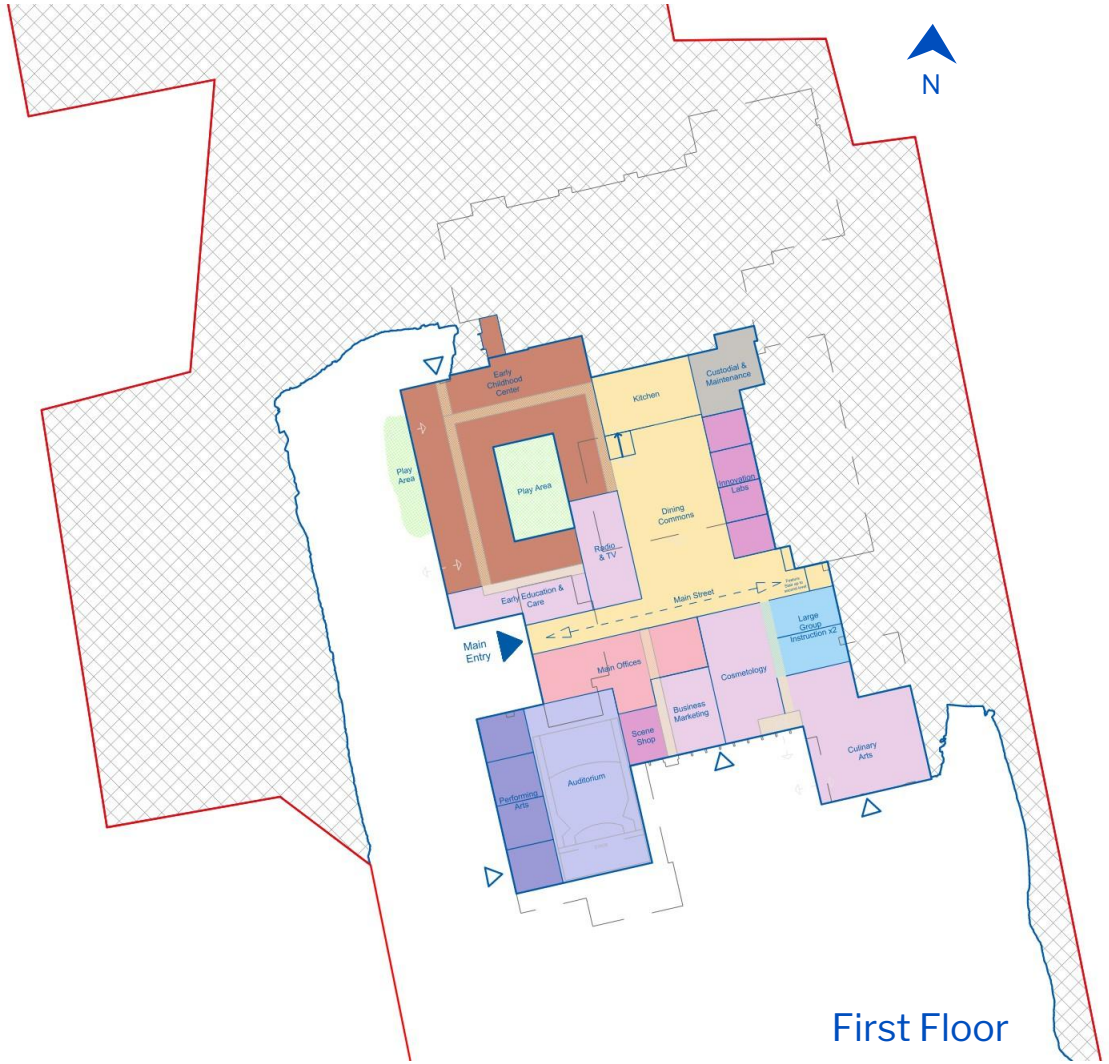
- **Addition/renovation (On the Existing Footprint) which proposes:**
  - New construction as 2 Stories above the existing Central Academic, PE/Dining Wings and a portion of the Vocational Wings (5 Stories total)
  - Selective demolition of the existing Central Academic Wing to bring daylight to windowless 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 duration of **90 months**
- **56** Modular Classrooms required
- **Parking:** Surface parking lots - existing parking lots to remain and be fully renovated
- **Fields:** Maintains existing field inventory - Edgerly fields (2) renovated in place, two practice fields renovated in place
- **Pool:** Renovation of the existing pool

- Estimated total project cost of **$821M**
- Estimated Medford share cost of **$576M***

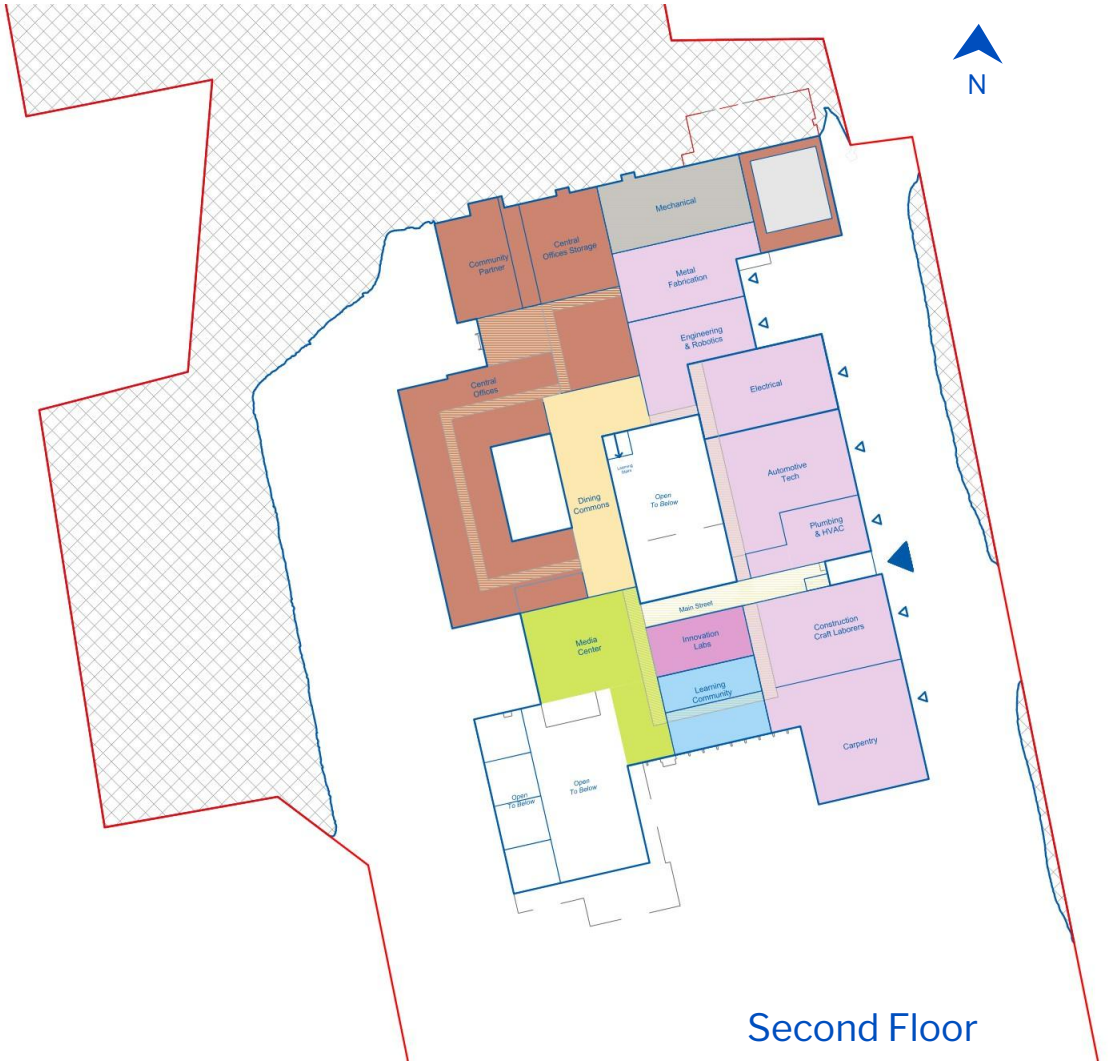
* Note: Estimated Medford share cost is an early rough estimate of MSBA reimbursement accounting for currently projected eligible costs, cost caps and reimbursement rates.

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Alternative B.1.2 – Floor Plans



First Floor



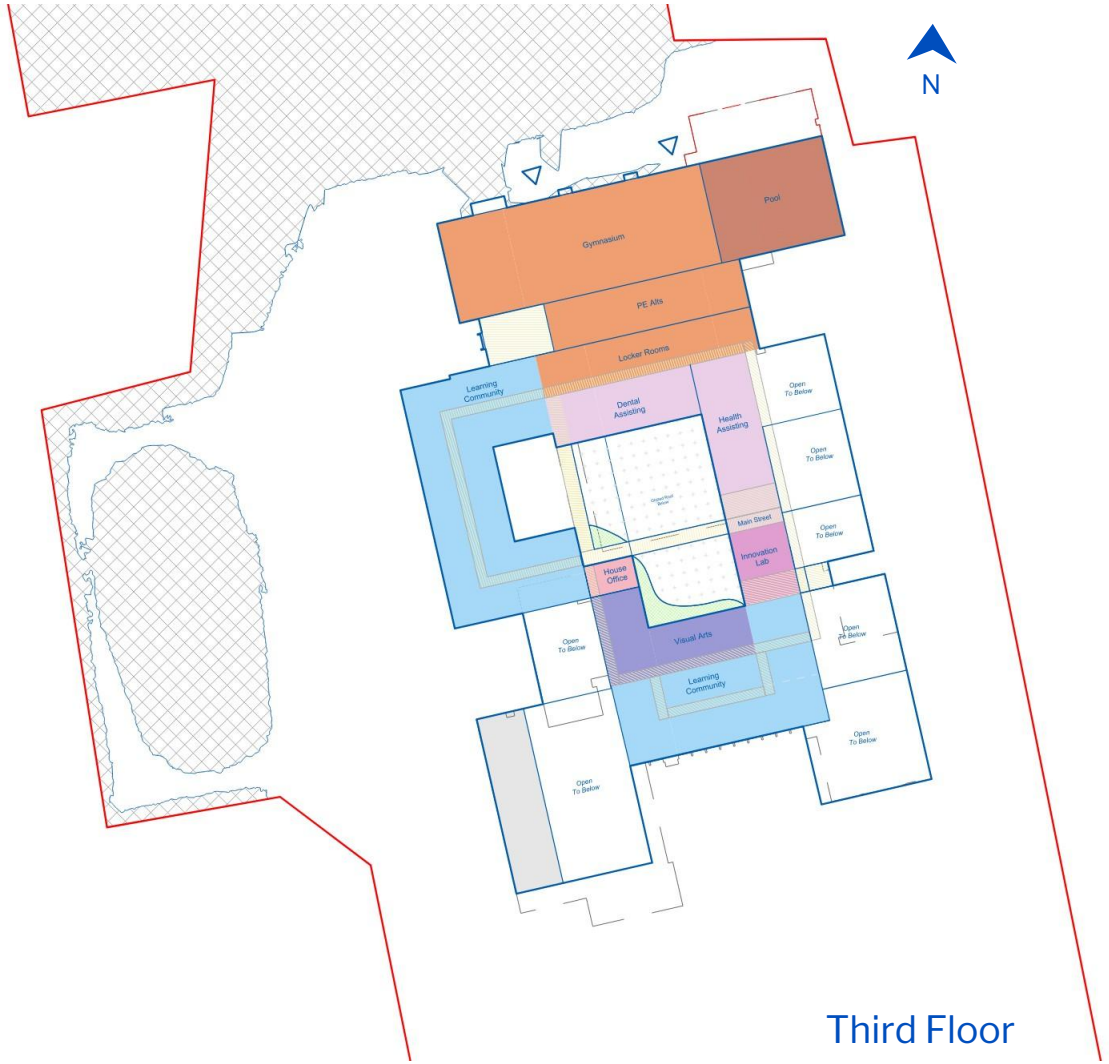
Second Floor

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

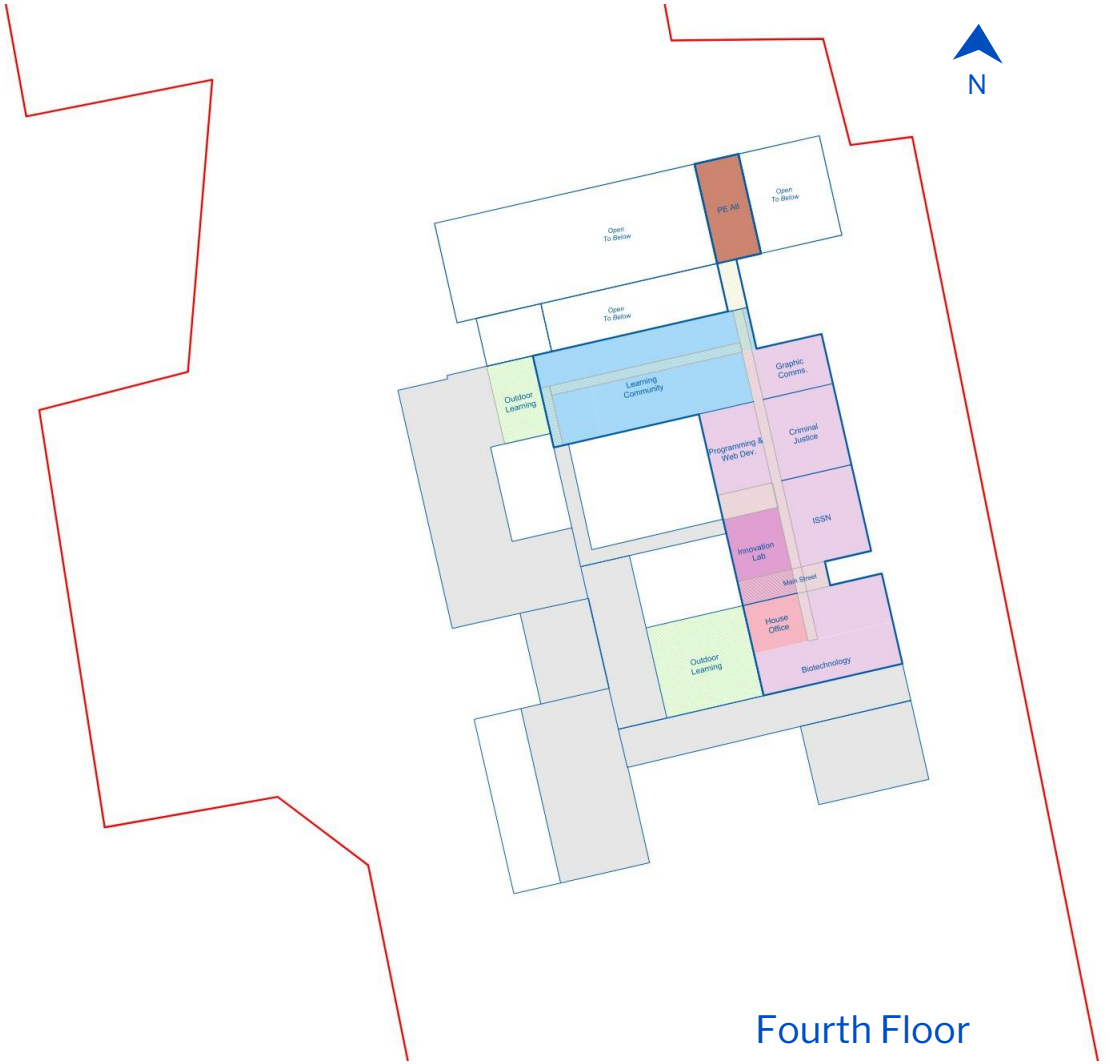
ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE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

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Alternative B.1.2 – Floor Plans



Third Floor



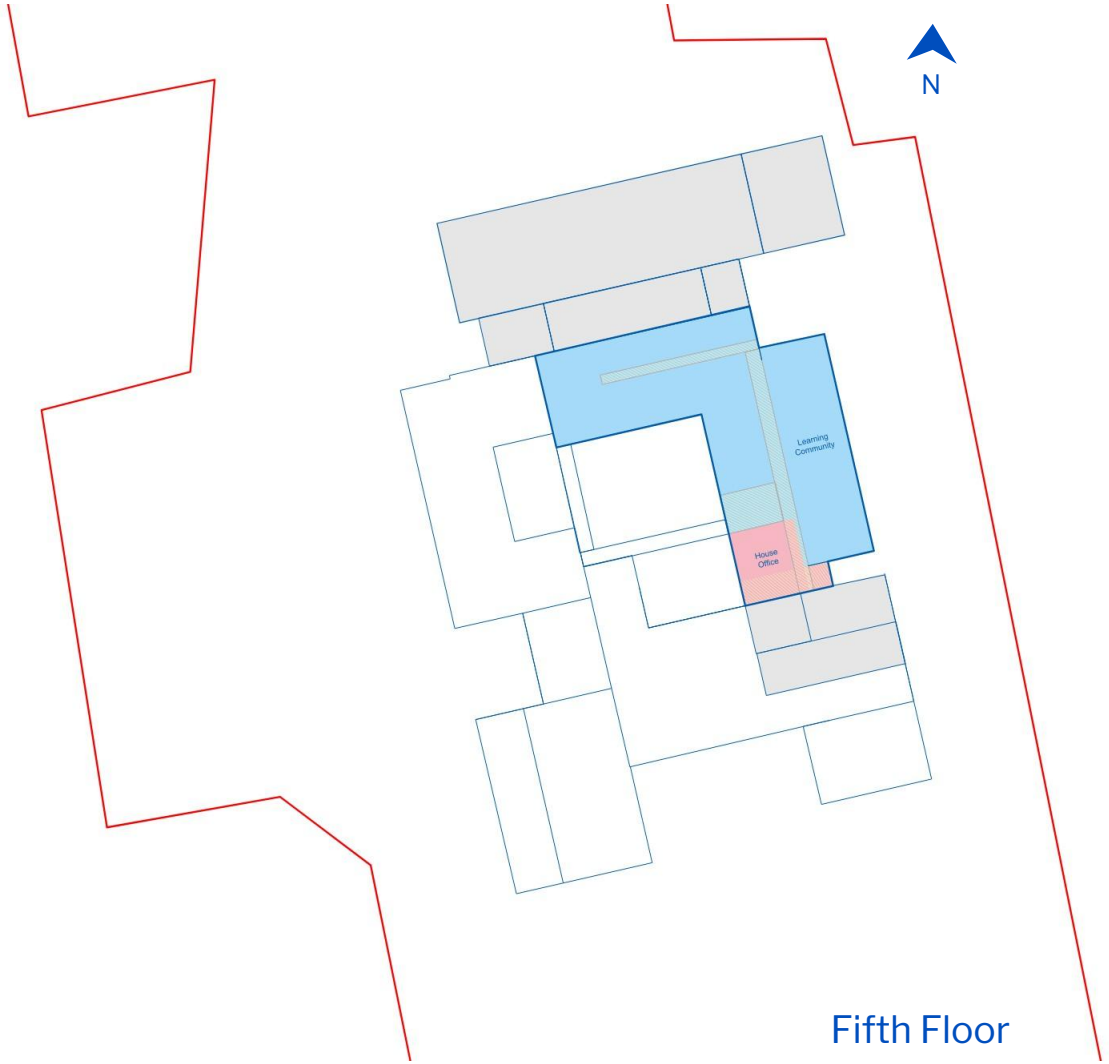
Fourth Floor

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
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Alternative B.1.2 – Floor Plans

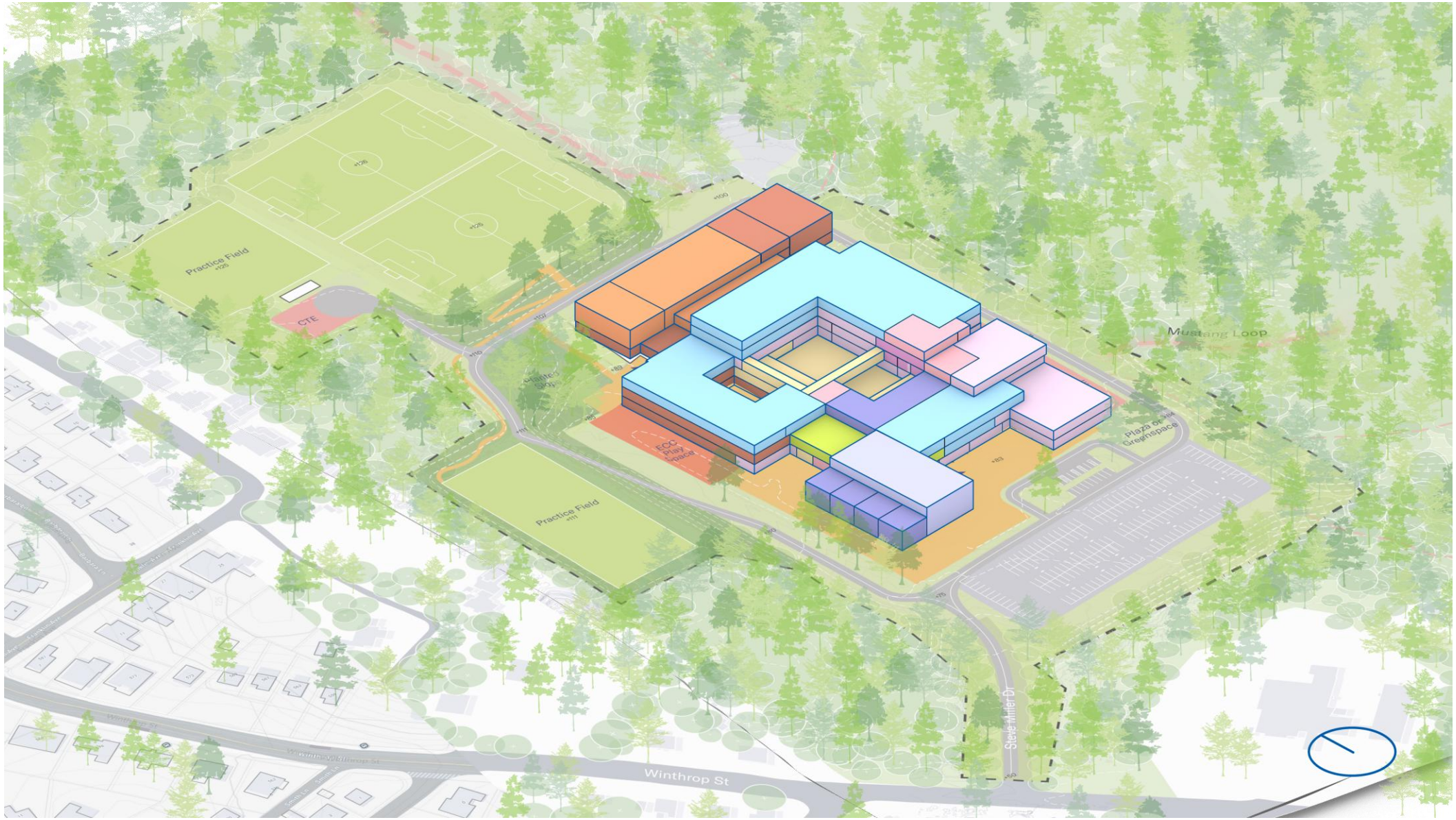


Fifth Floor

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
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INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

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

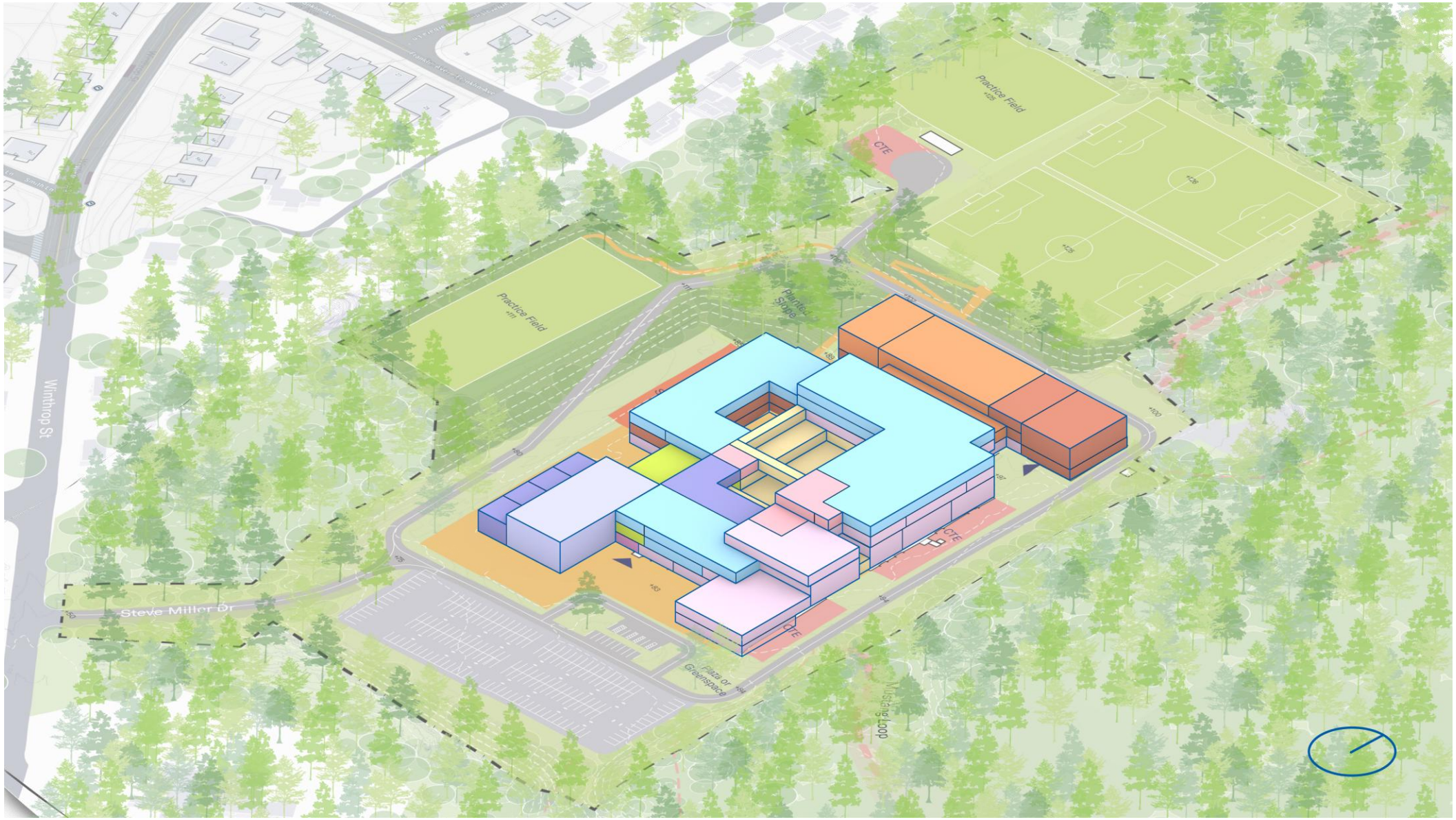
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

UNEXCAVATED / BELOW GRADE

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

Alternative B.1.2 – Massing Perspectives from Winthrop St.



View up Steve Miller Drive from Winthrop St.



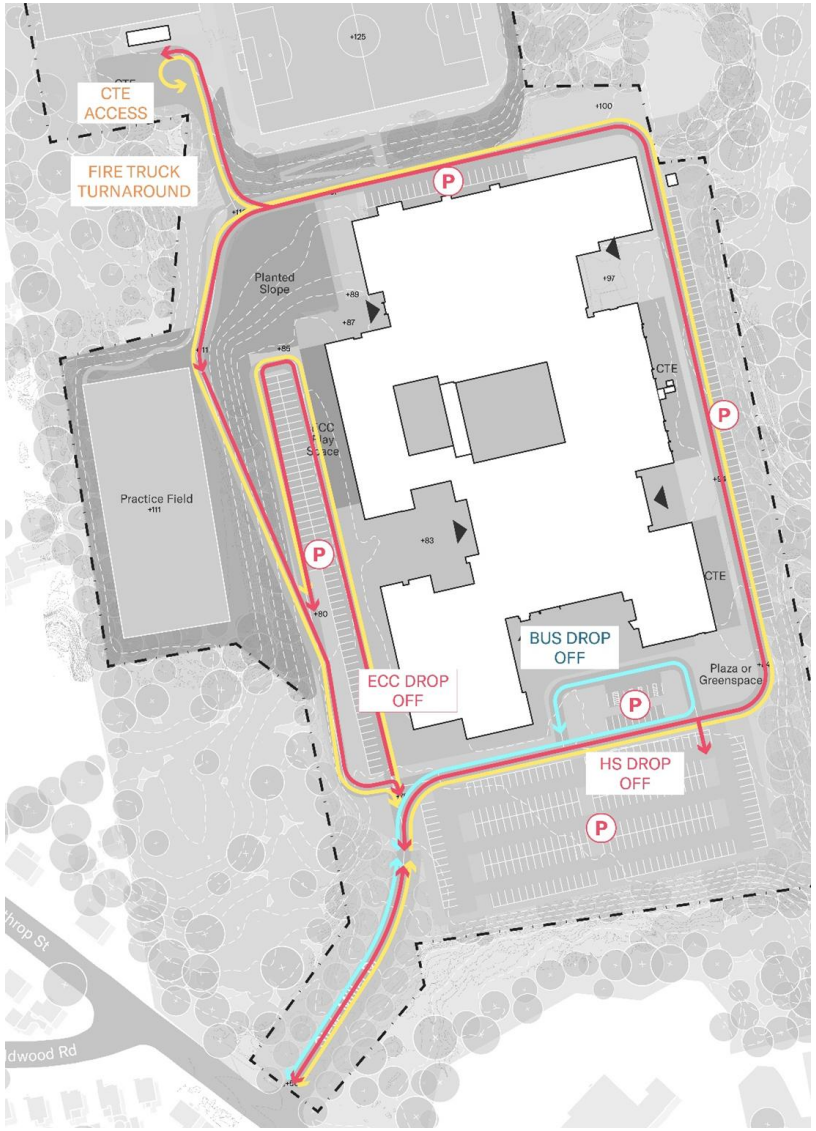
View from Winthrop St. to the east of Steve Miller Drive



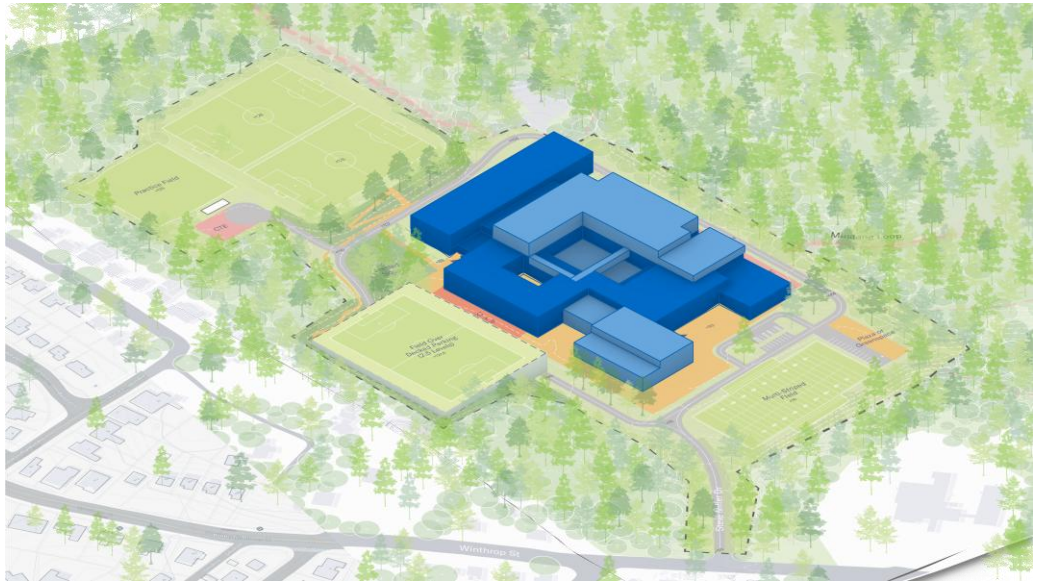
Key Plan showing location of views

Alternative B.1.2 – Site Circulation and Parking/Fields

Separate drop off for HS and ECC. 360 degree circulation around the building for cars, service and emergency vehicles.



LEGEND
- Cars
- Buses
- Service / Fire

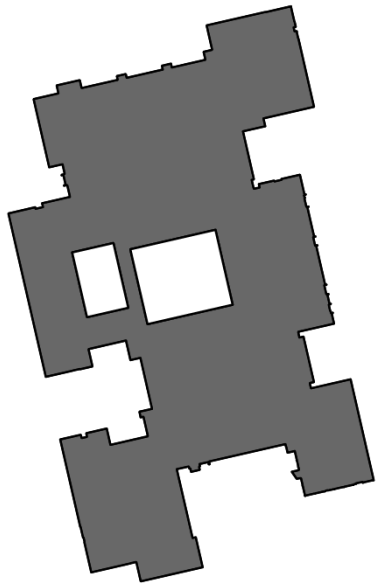


Adding a field located above a parking garage would result in:

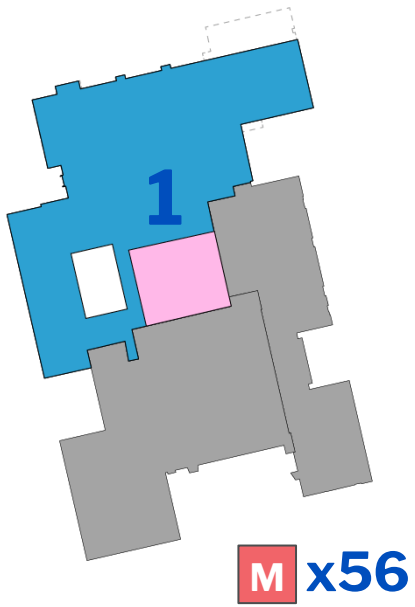
- One (1) additional multipurpose competition field (for a total of three on site), and the relocation of one practice field (maintaining a total of two on site).
- $77M additional Project Cost

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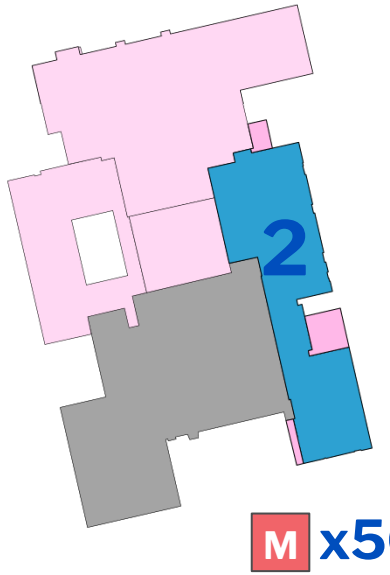
Alternative B.1.2 – Phasing Plan Diagrams



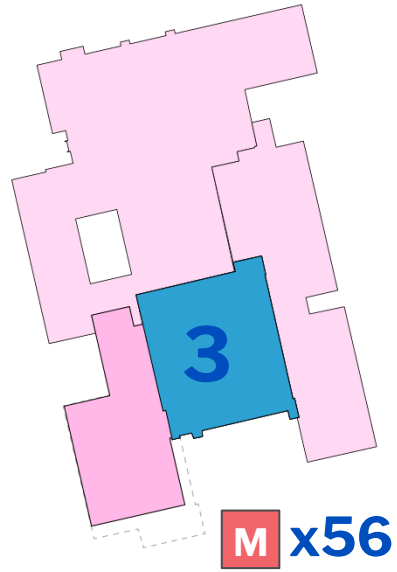
Existing Building
- Site Prep / Enabling
- Existing building in use



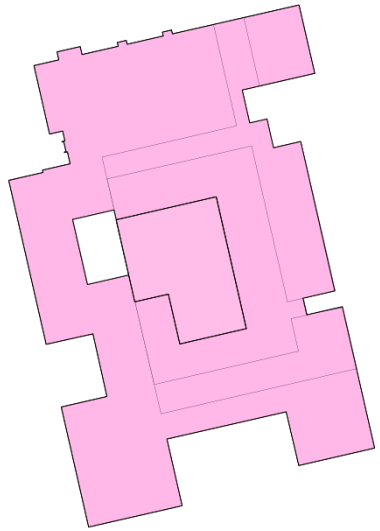
Phase 1
- Demolish existing mechanical room, renovate C, D, E & F Wings (including Pool), build New Addition above D Wing
- Modular Classrooms and remainder of existing building in use



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



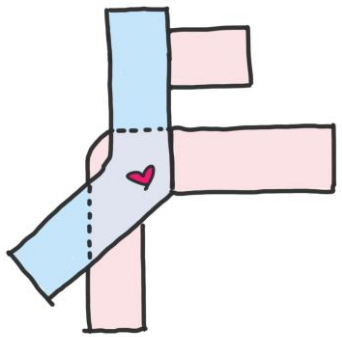
School Building Complete
- Sitework completed following building renovation
- Renovation & Additions fully occupied

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

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LeftField
Agency Landscape + Planning

Alternative C.2.2A – Addition Renovation





New Building Footprint

Existing Building Footprint



Summary:

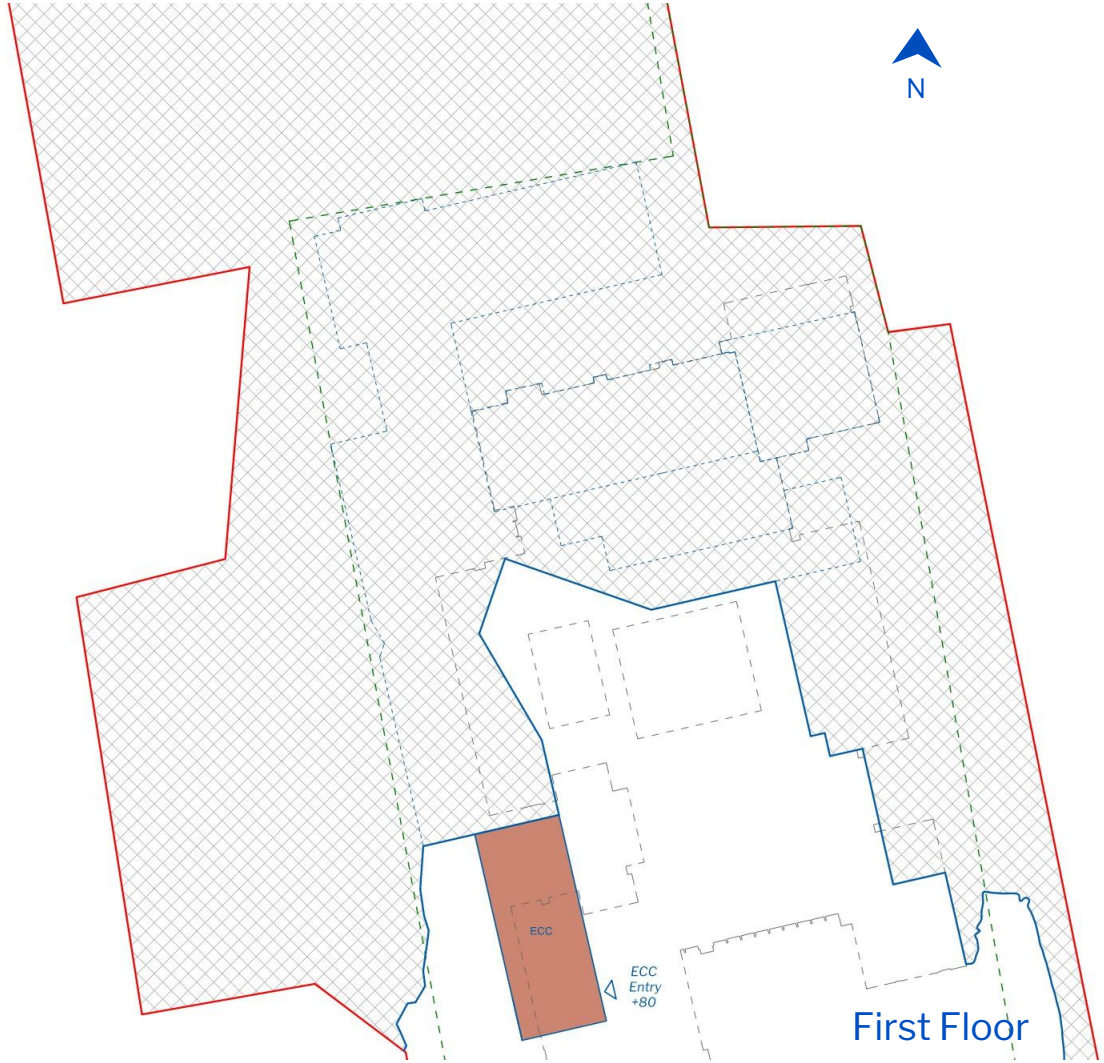
- **Addition/renovation** (On the Existing Footprint, on the Parking Lot to the west and a portion of Edgerly Field to the north) which proposes:
  - New construction as **6 Stories**, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - Light Renovation (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 duration of **80 months**
- **0** Modular Classrooms required
- **Parking**: New surface parking lot located to the south of the new school building
- **Fields**: (1) New multi-purpose field with football and running track located on the former Edgerly Fields, (1) new multi-purpose field to the south of the new school building, and (1) renovated practice field
- **Pool**: Renovation of the existing pool

- Estimated total project cost of **$813M**
- Estimated Medford share cost of **$591M***

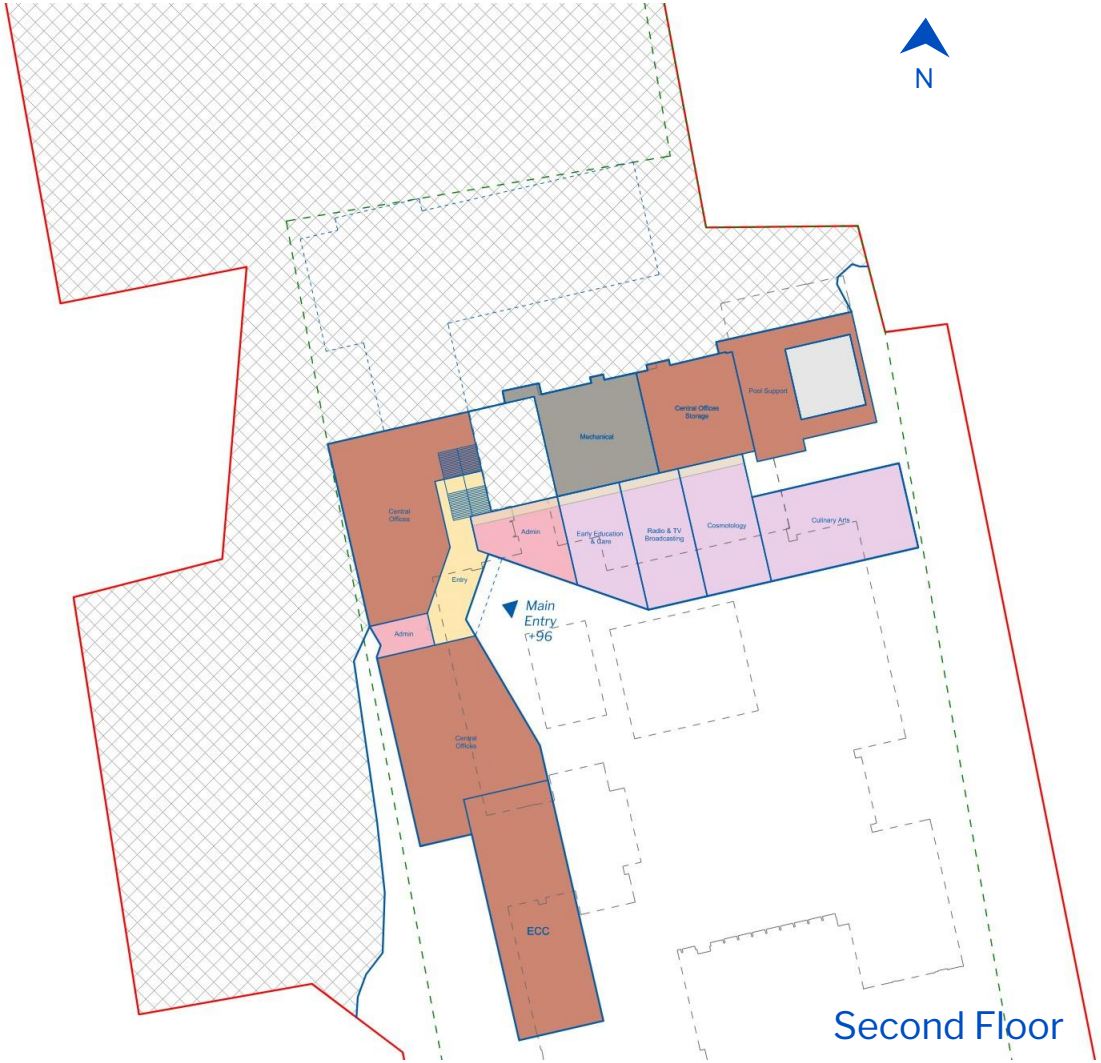
* Note: Estimated Medford share cost is an early rough estimate of MSBA reimbursement accounting for currently projected eligible costs, cost caps and reimbursement rates.

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Alternative C.2.2A – Floor Plans



First Floor



Second Floor

MAIN ENTRY

SECONDARY ENTRY

OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

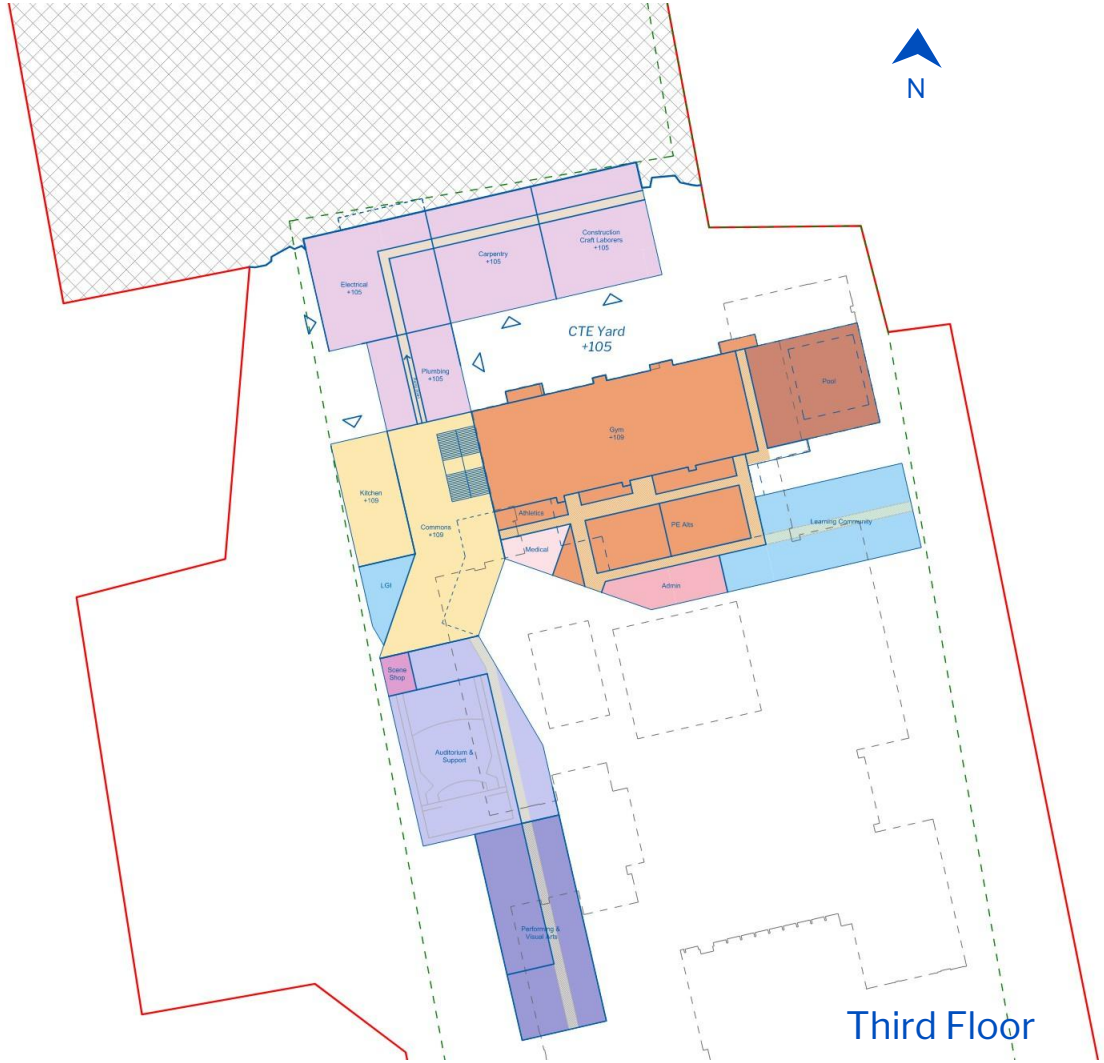
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
-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

smma

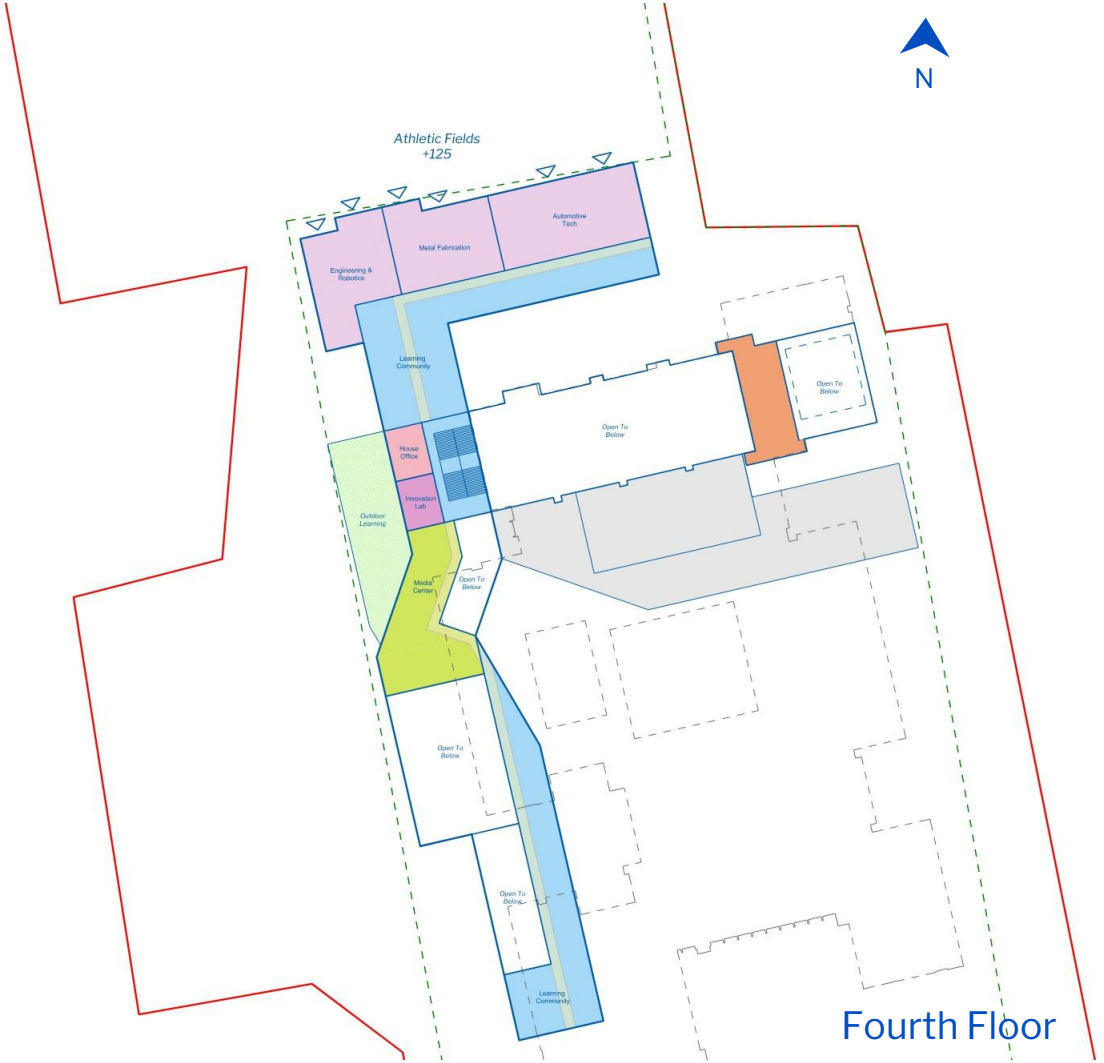
LeftField

Agency Landscape + Planning

Alternative C.2.2A – Floor Plans



Third Floor



Fourth Floor

MAIN ENTRY

SECONDARY ENTRY

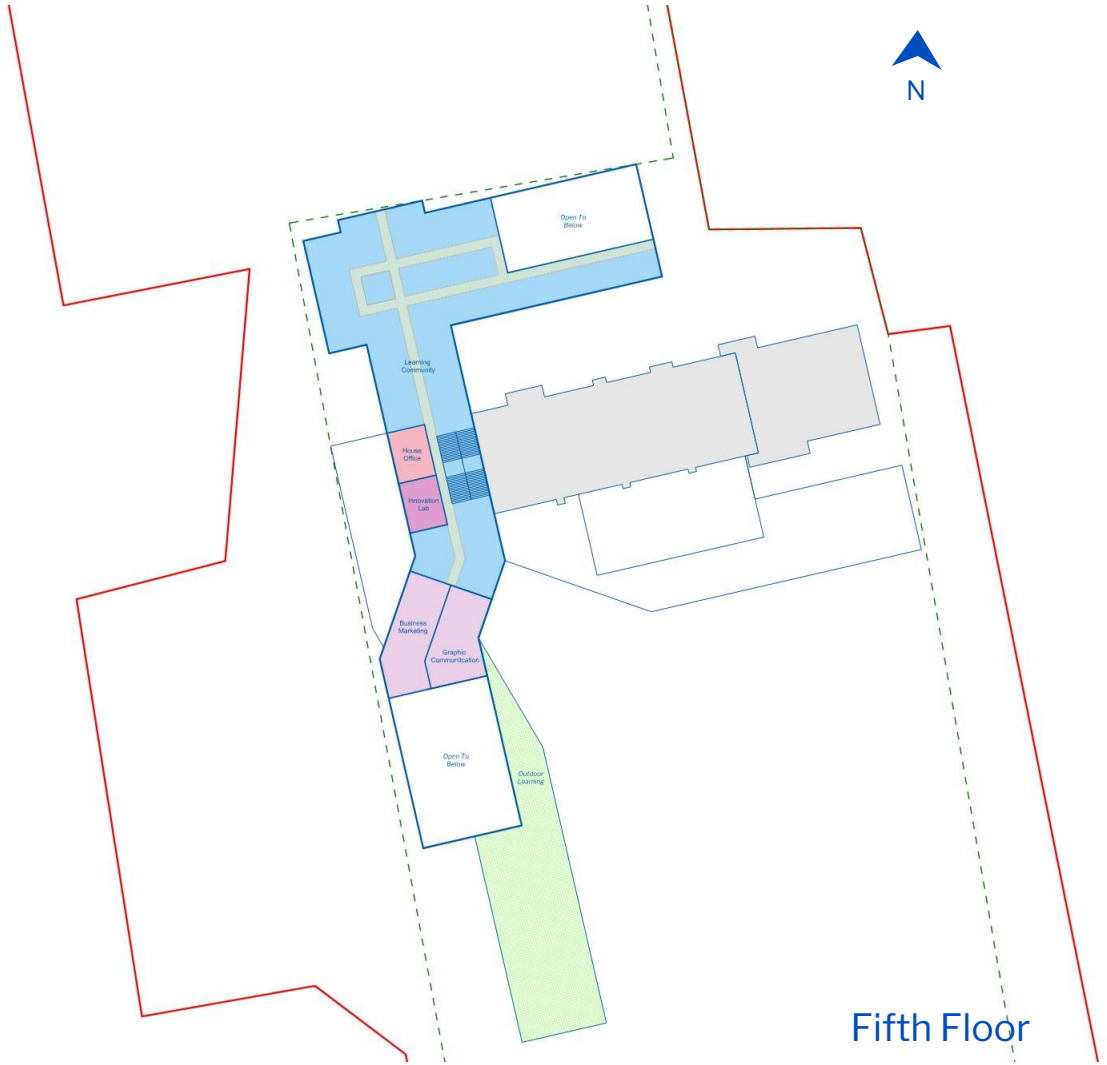
OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

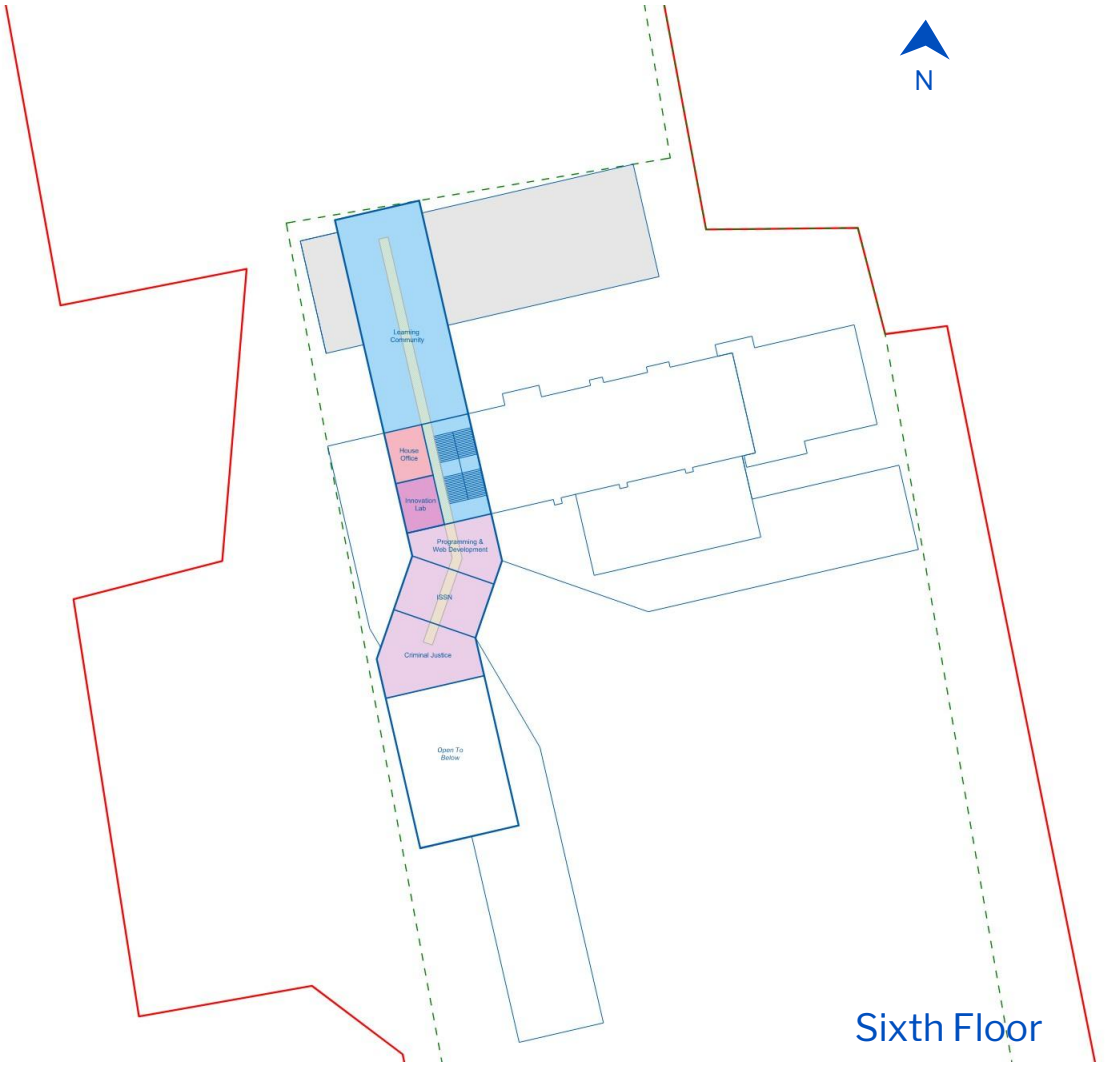
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
-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

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Alternative C.2.2A – Floor Plans



Fifth Floor

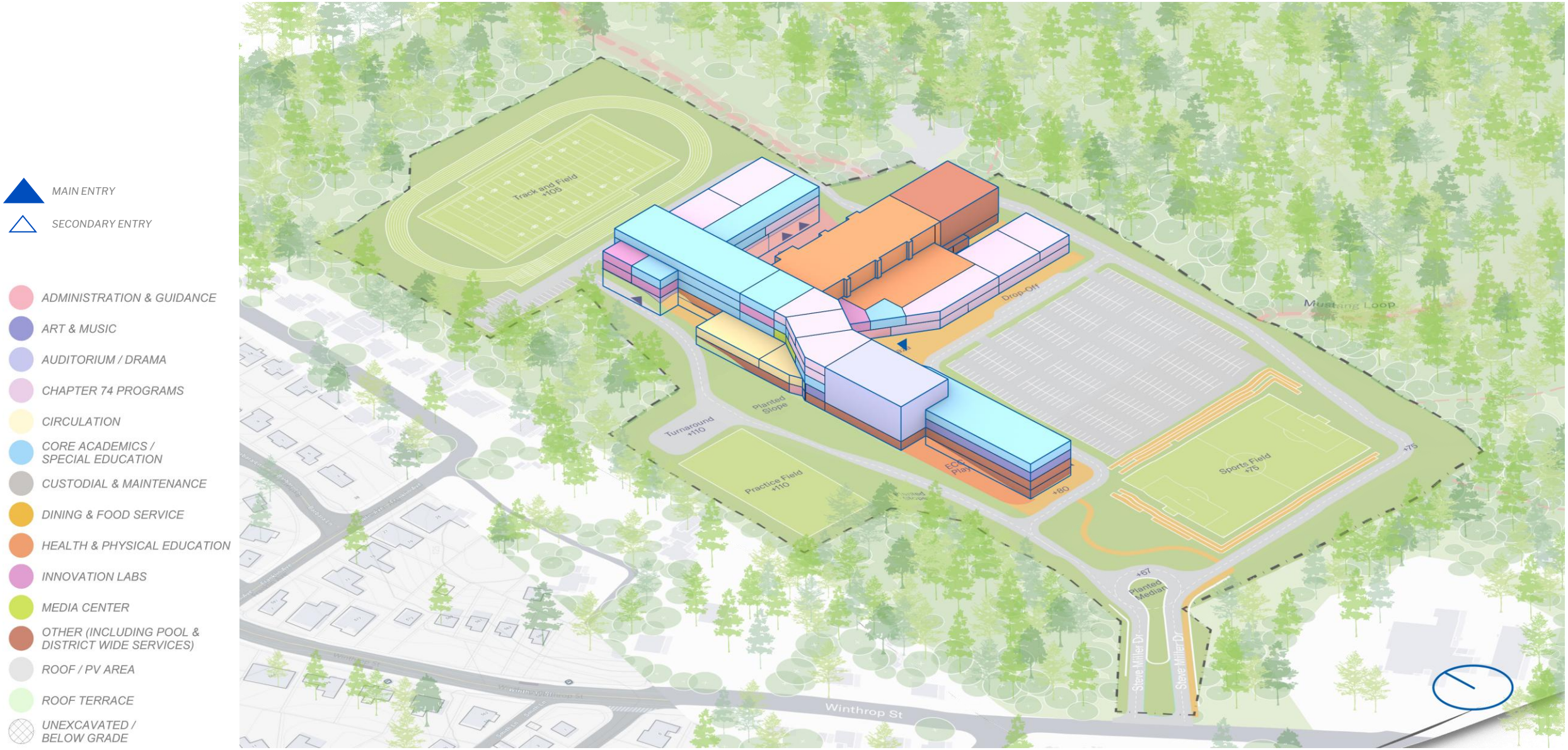


Sixth Floor

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

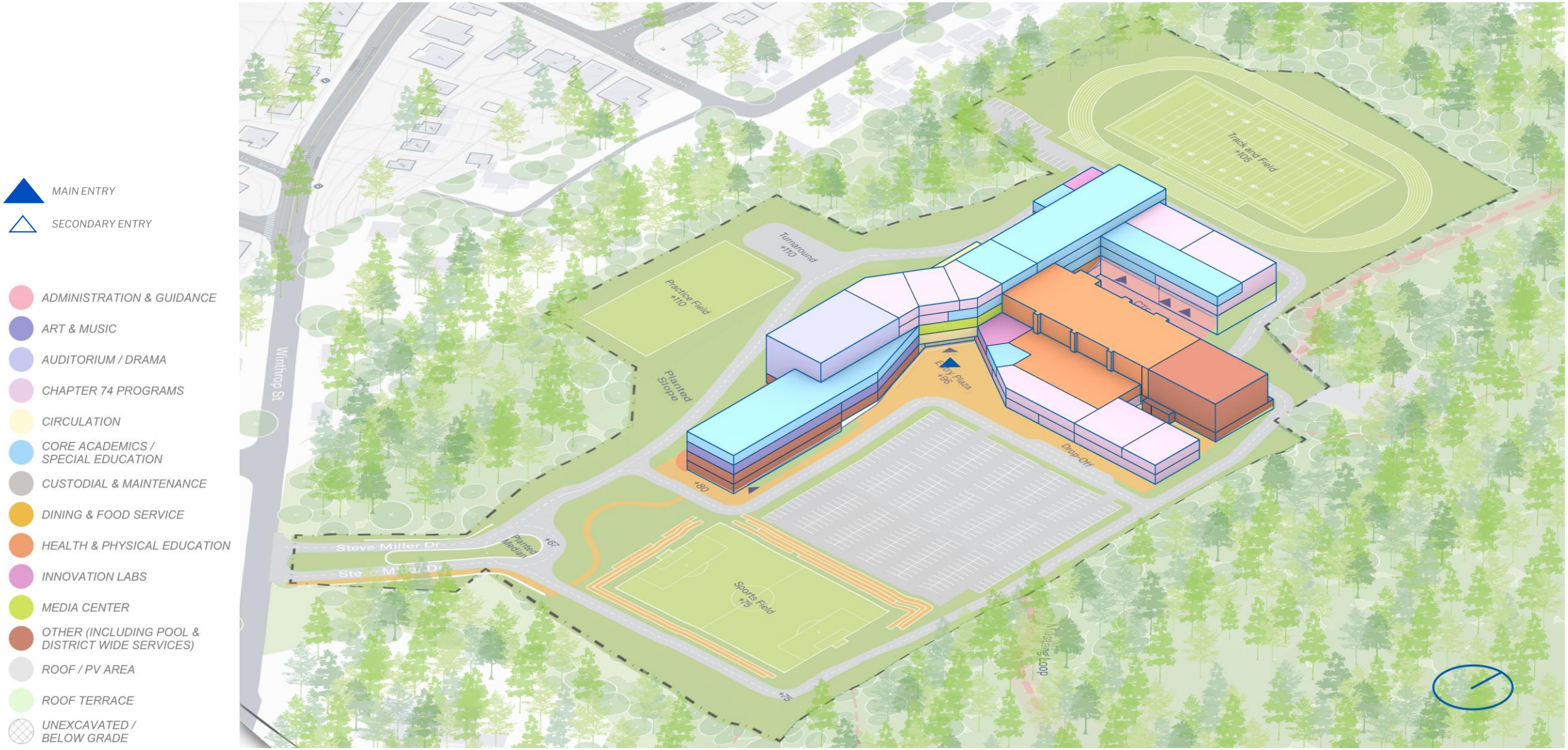
ADMINISTRATION & GUIDANCE
ART & MUSIC
AUDITORIUM / DRAMA
CHAPTER 74 PROGRAMS
CIRCULATION
CORE ACADEMICS / SPECIAL EDUCATION
CUSTODIAL & MAINTENANCE
DINING & FOOD SERVICE
HEALTH & PHYSICAL EDUCATION
INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE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

Alternative C.2.2A – Aerial



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Landscape + Planning

Alternative C.2.2A – Aerial



Agency
Landscape + Planning

Alternative C.2.2A – Massing Perspectives from Winthrop St.



View up Steve Miller Drive from Winthrop St.



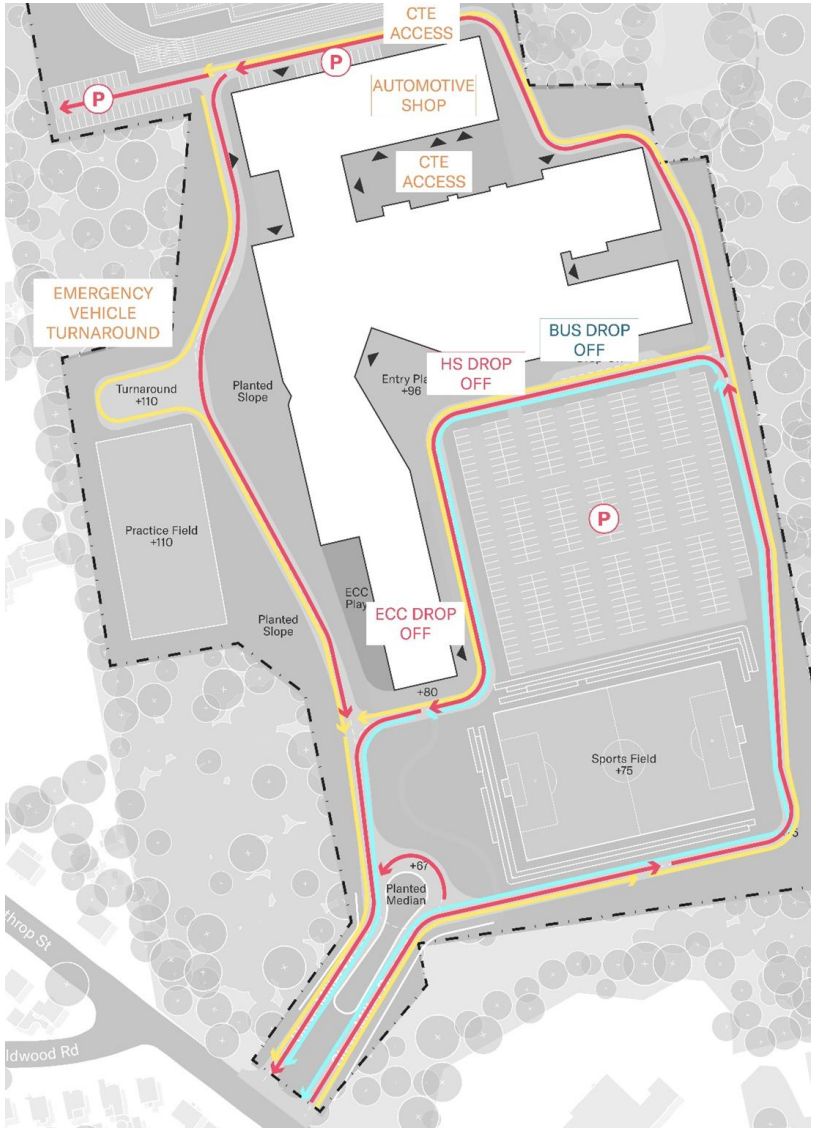
View from Winthrop St. to the east of Steve Miller Drive



Key Plan showing location of views

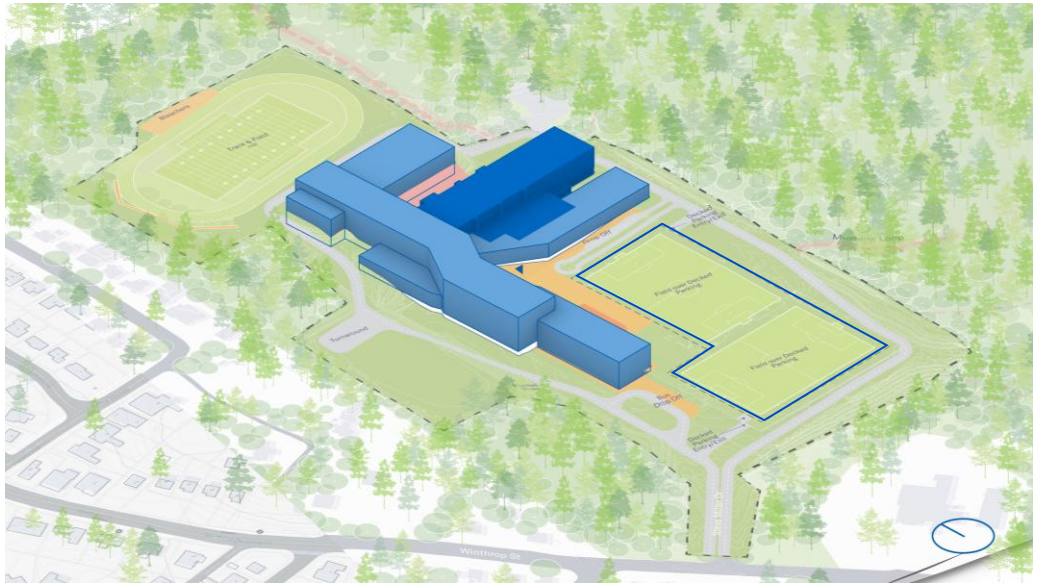
Alternative C.2.2A – Site Circulation and Parking/Fields

Separate drop off for HS and ECC. 360 degree circulation around the building for cars, service and emergency vehicles.



LEGEND

- Cars
- Buses
- Service / Fire

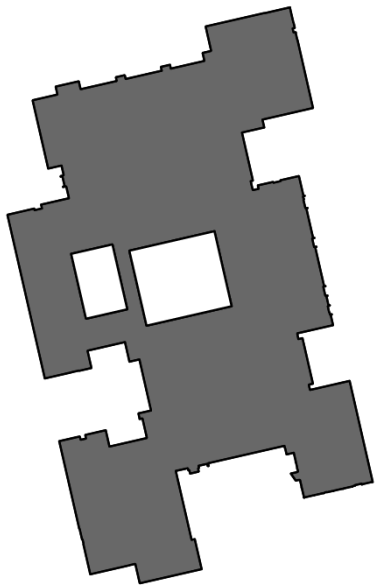


Adding a field located above a parking garage would result in:

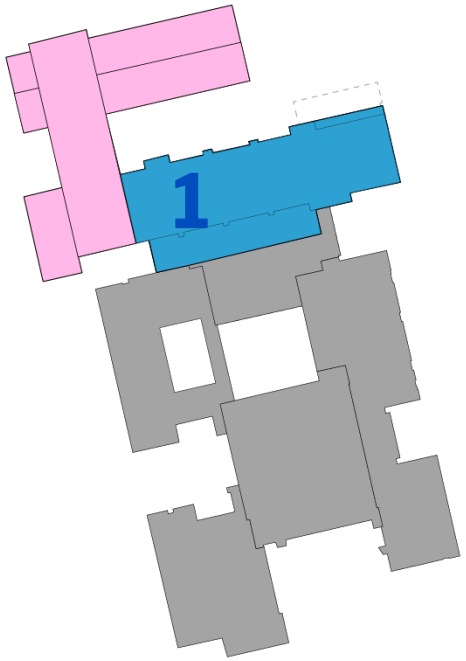
- One (1) additional multipurpose competition field (for a total of two on site)
- $90M additional Project Cost

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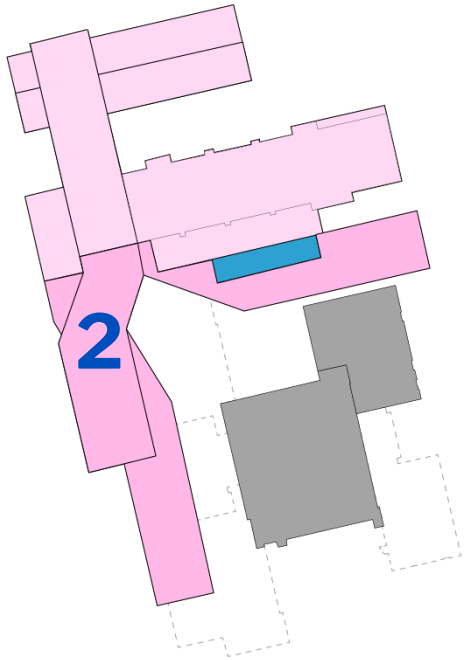
Alternative C.2.2A – Phasing



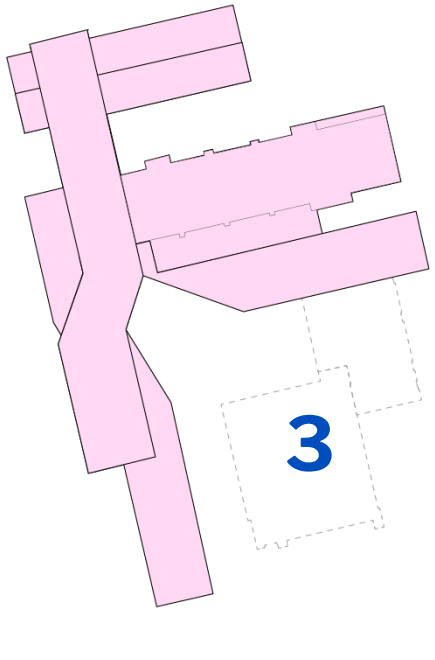
Existing Building
- Site Prep / Enabling
- Existing building in use



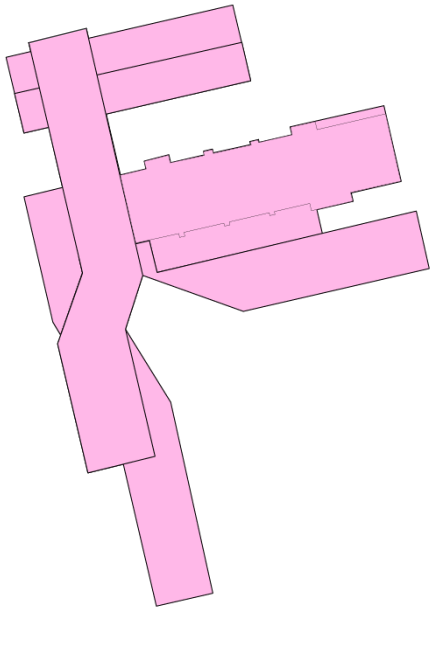
Phase 1
- Demolish existing mechanical room, renovate D, E & F Wings (including Pool), build northern part of New Addition.
- Existing building (without pool and gym) in use



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.



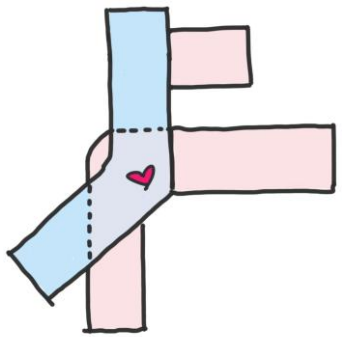
School Building Complete
- Sitework completed following existing building demolition.

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

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Alternative C.2.2A-HS - High School Only





New Building Footprint

Existing Building Footprint



Summary:

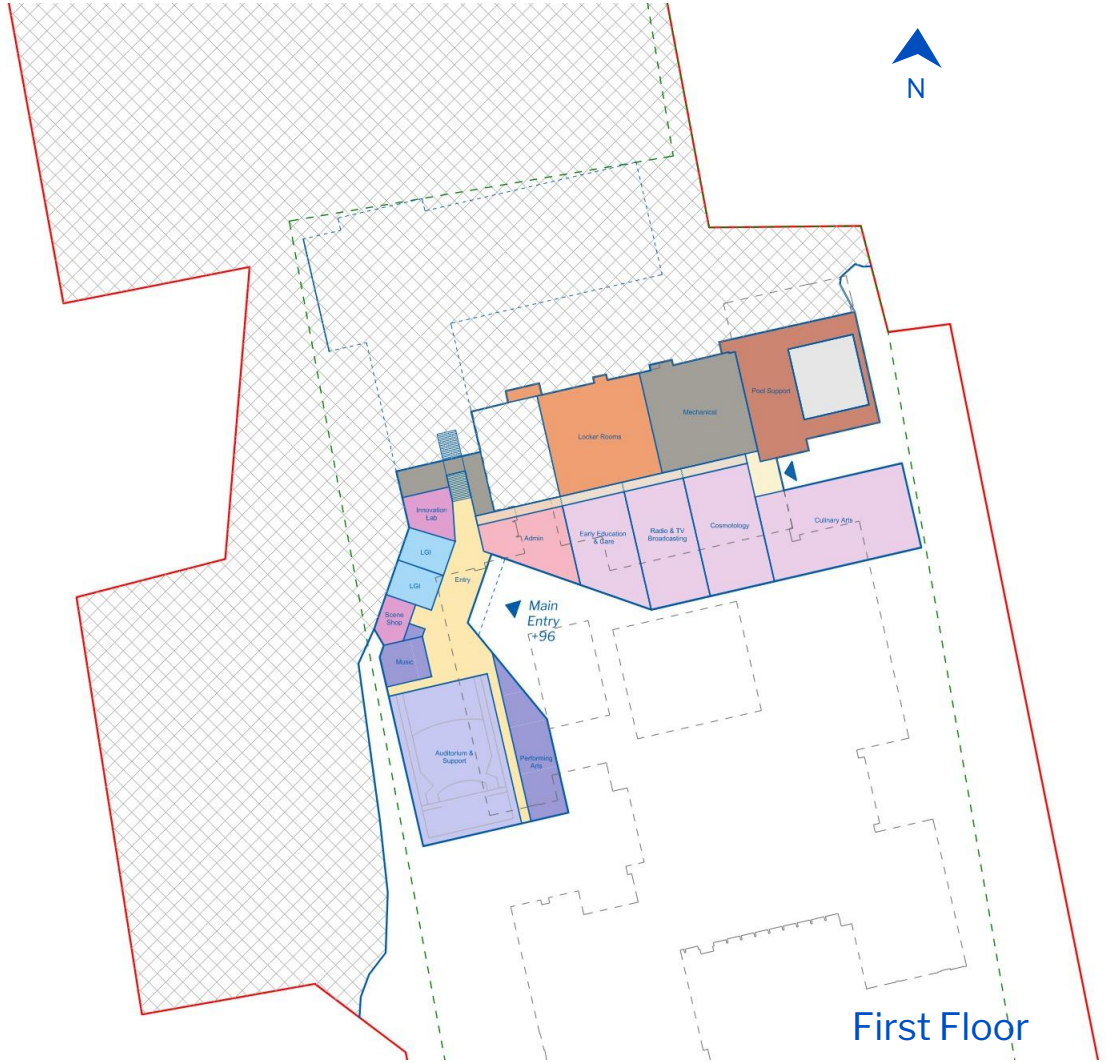
- **Addition/renovation** (On the Existing Footprint, on the Parking Lot to the west and a portion of Edgerly Field to the north) which proposes:
  - New construction as **5 Stories**, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - Light Renovation (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 duration of **80 months**
- **0** Modular Classrooms required
- **Parking**: New surface parking lot located to the south of the new school building
- **Fields**: (1) New multi-purpose field with football and running track located on the former Edgerly Fields, (1) new multi-purpose field to the south of the new school building, and (1) renovated practice field
- **Pool**: Renovation of the existing pool

- Estimated total project cost of **$716M**
- Estimated Medford share cost of **$465M***

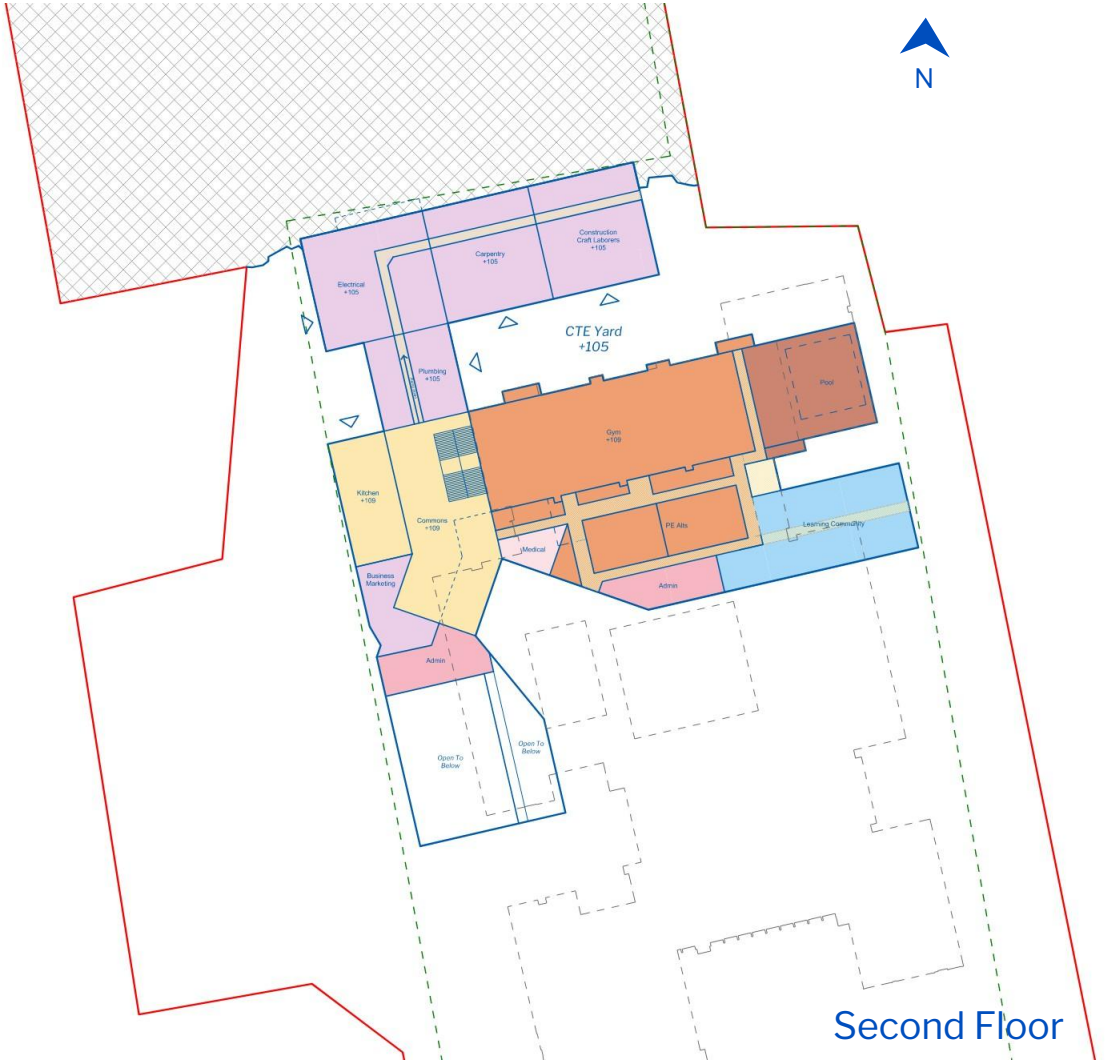
* Note: Estimated Medford share cost is an early rough estimate of MSBA reimbursement accounting for currently projected eligible costs, cost caps and reimbursement rates.

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Alternative C.2.2A-HS – Floor Plans



First Floor



Second Floor

MAIN ENTRY

SECONDARY ENTRY

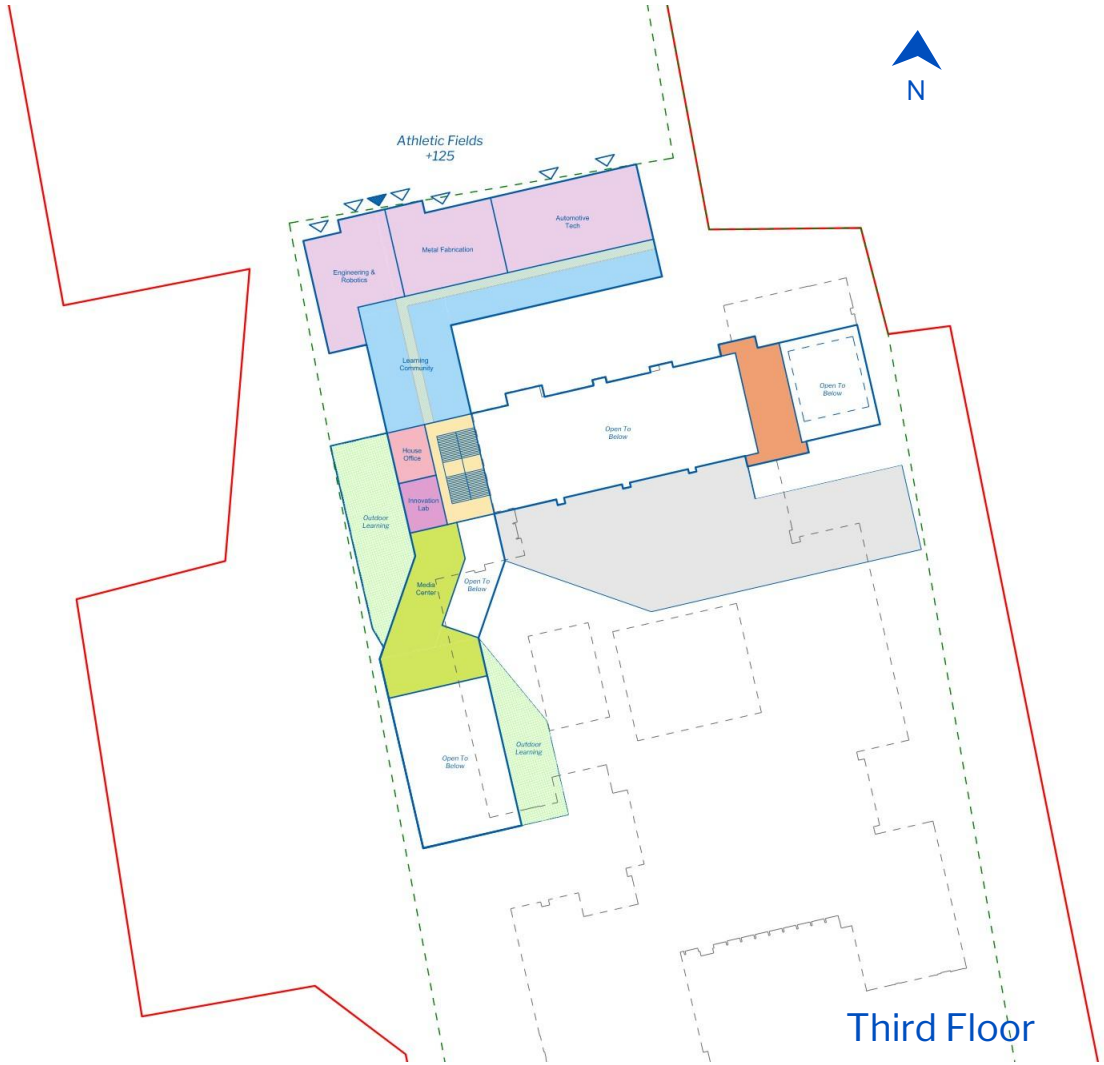
OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

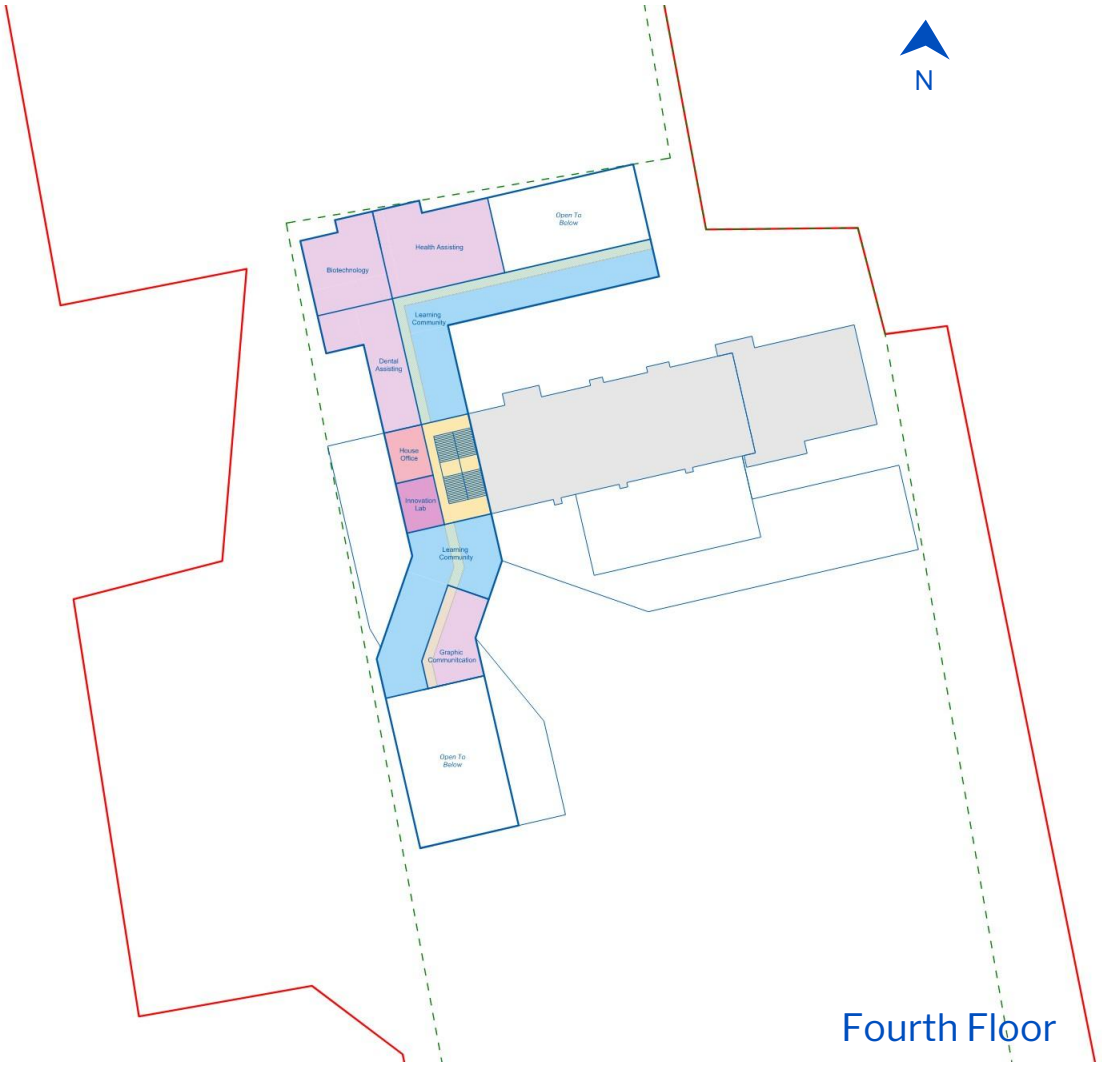
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
-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

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Alternative C.2.2A-HS – Floor Plans



Third Floor



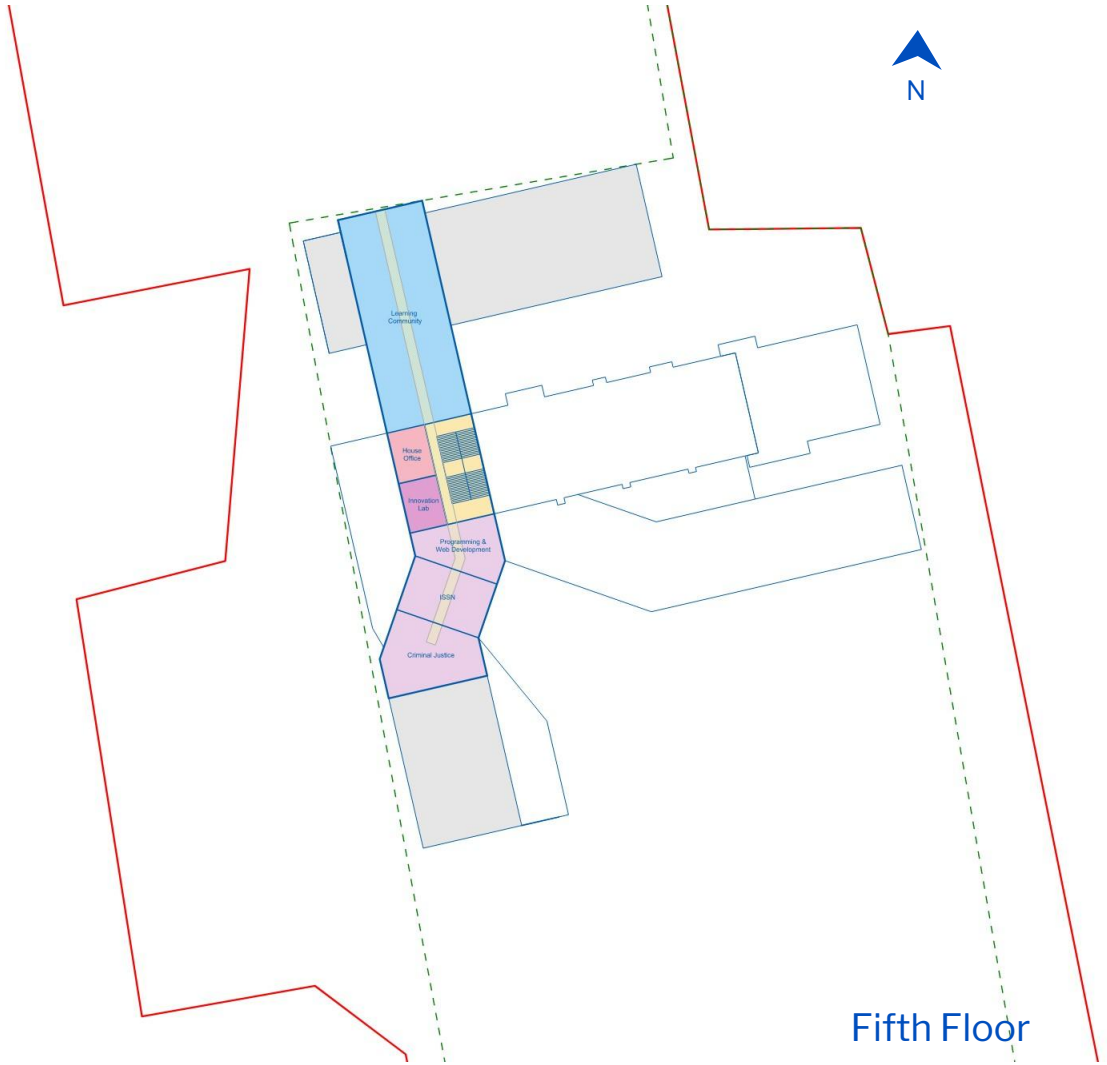
Fourth Floor

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

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Agency Landscape + Planning

Alternative C.2.2A-HS – Floor Plans

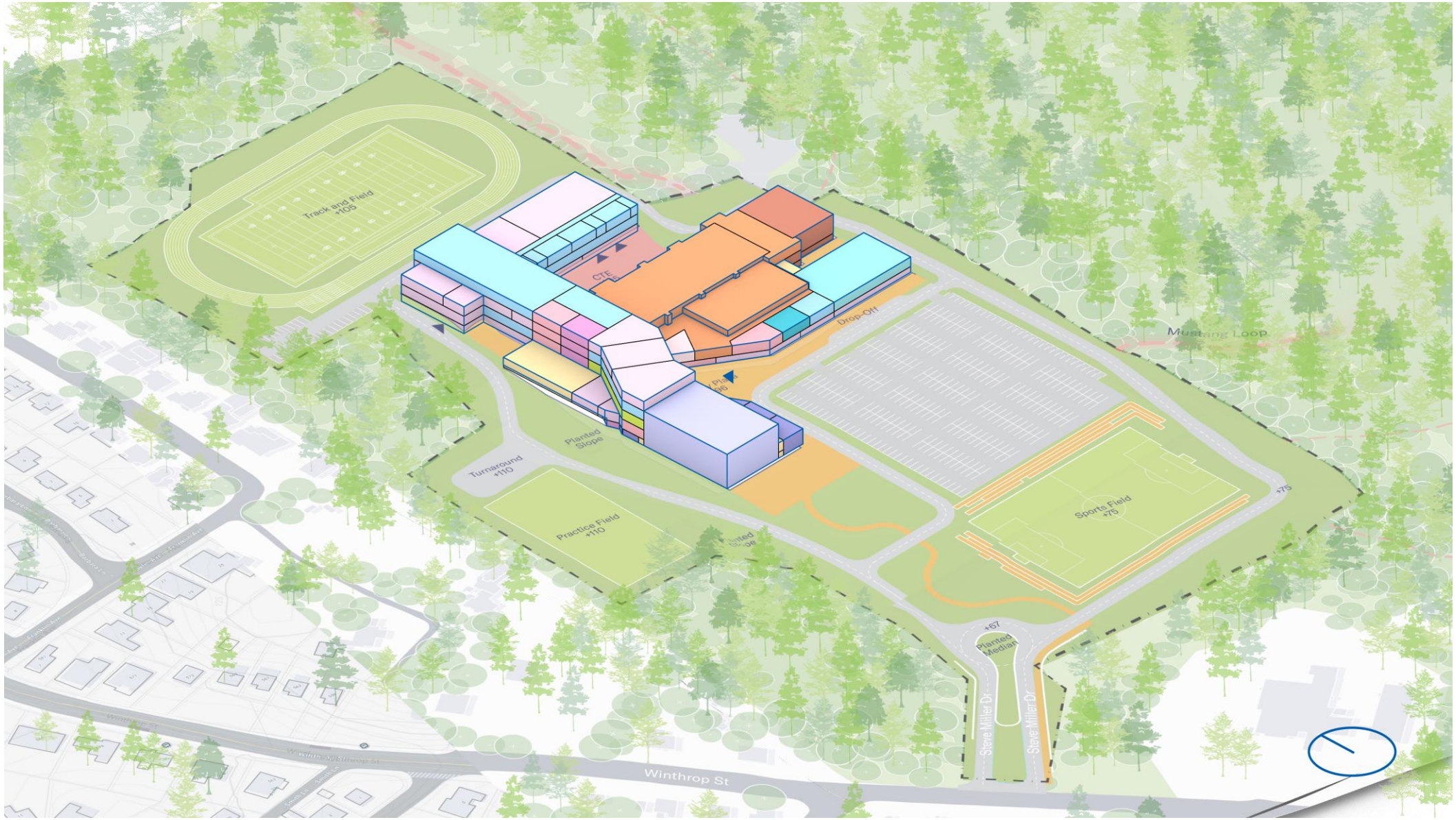


Fifth Floor

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

Alternative C.2.2A-HS – 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

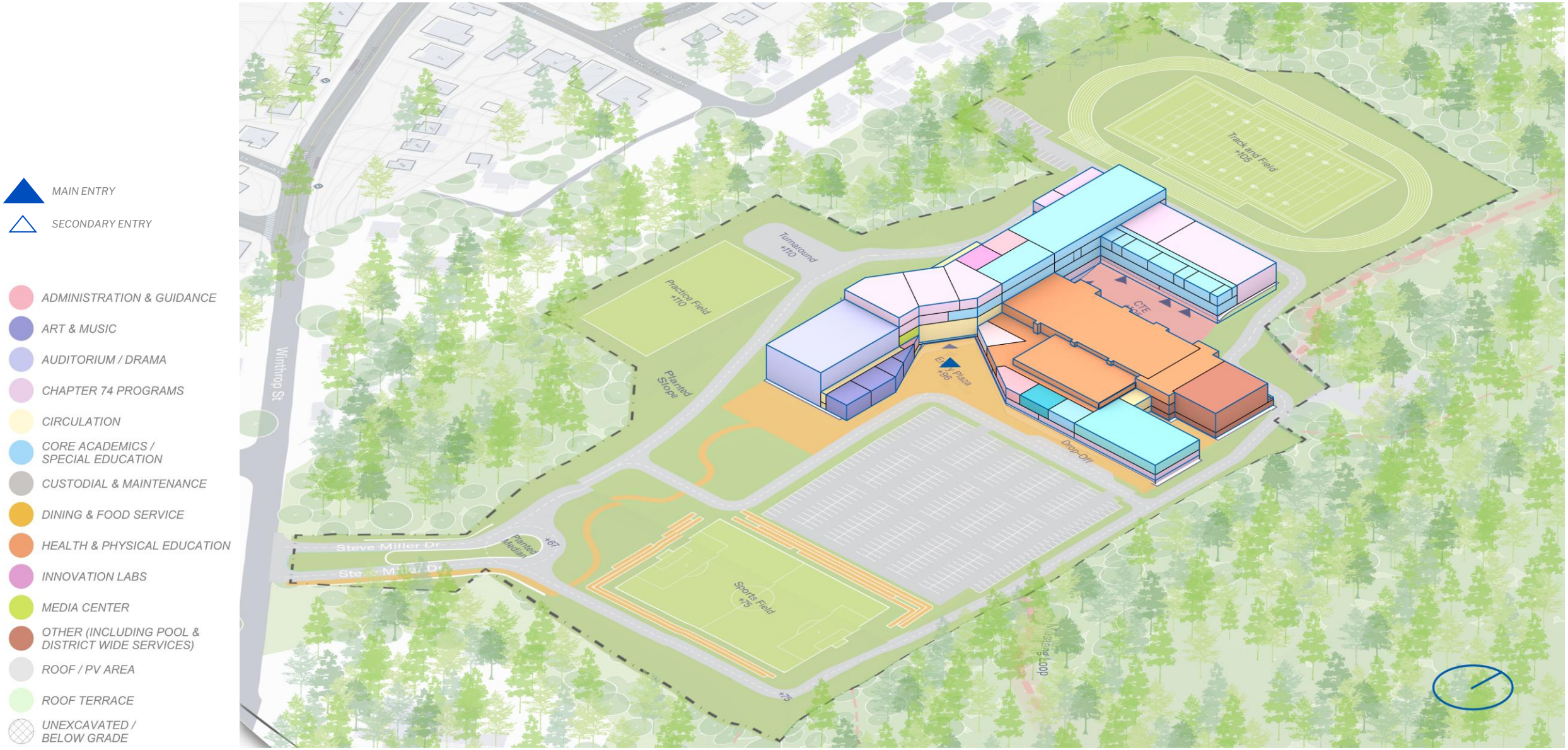
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

UNEXCAVATED / BELOW GRADE

Alternative C.2.2A-HS – Aerial



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LeftField

Agency
Landscape + Planning

Alternative C.2.2A-HS – Massing Perspectives from Winthrop St.



View up Steve Miller Drive from Winthrop St.



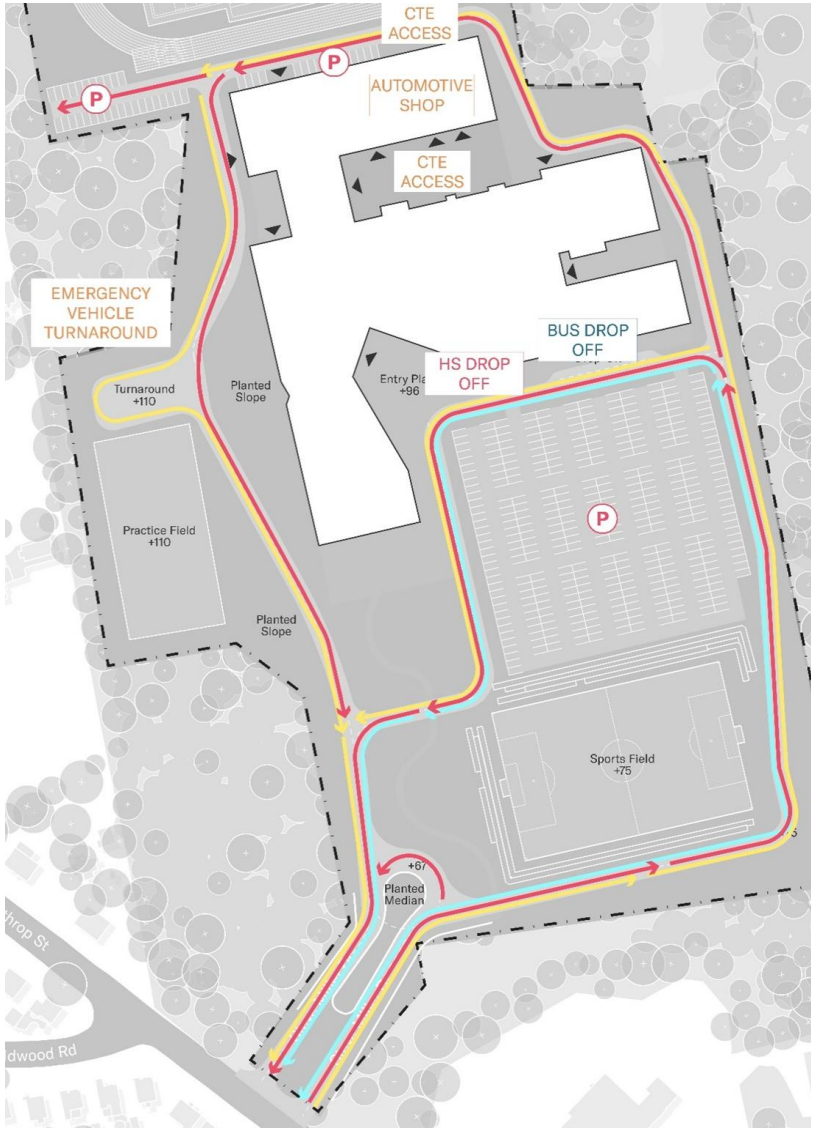
View from Winthrop St. to the east of Steve Miller Drive



Key Plan showing location of views

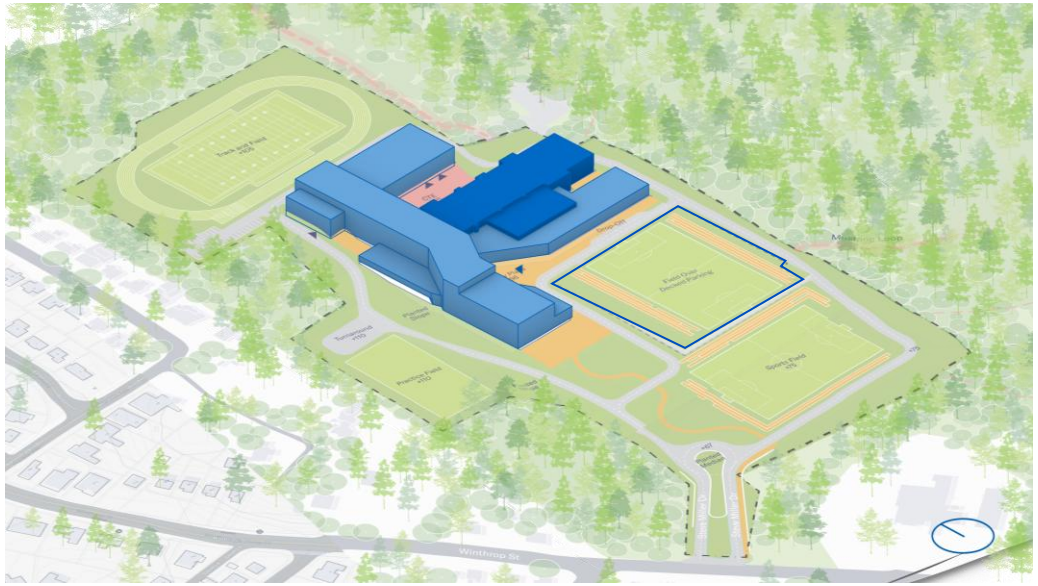
Alternative C.2.2A-HS – Site Circulation and Parking/Fields

No drop off necessary for ECC. 360 degree circulation around the building for cars, service and emergency vehicles.



LEGEND

- Cars
- Buses
- Service / Fire

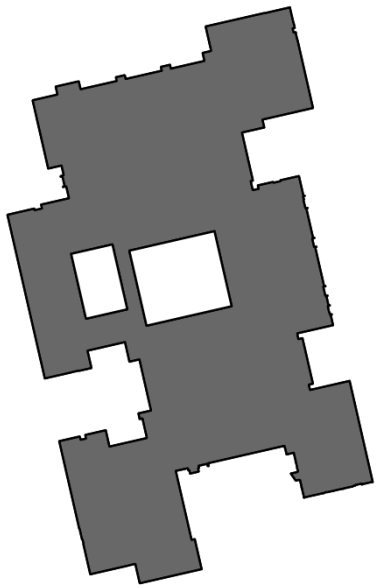


Adding a field located above a parking garage would result in:

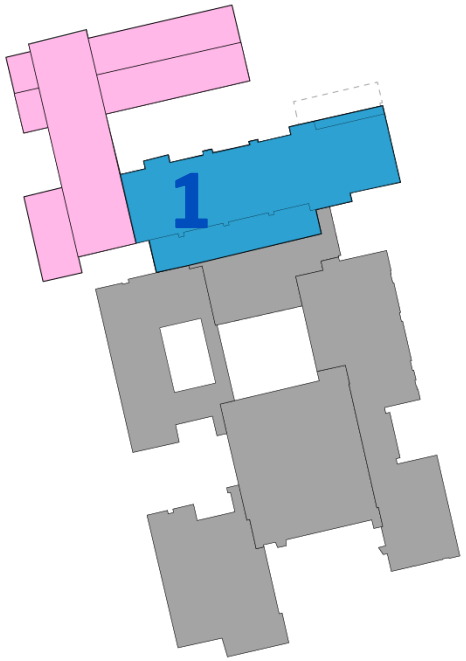
- One (1) additional multipurpose competition field (for a total of two on site)
- $90M additional Project Cost

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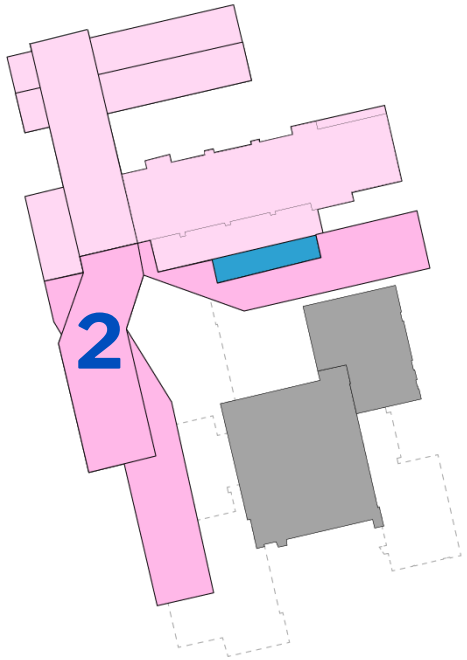
Alternative C.2.2A-HS – Phasing (Similar to C.2.2A)



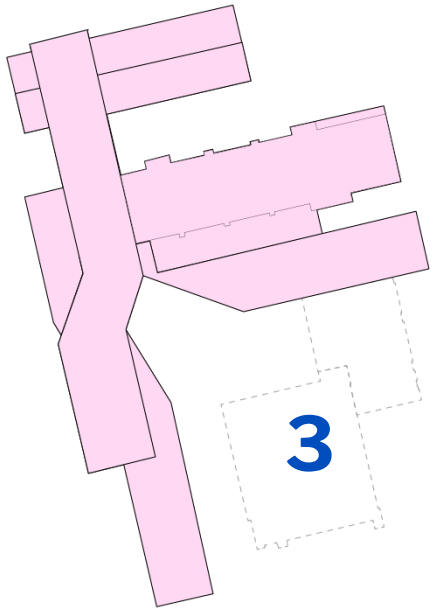
Existing Building
- Site Prep / Enabling
- Existing building in use



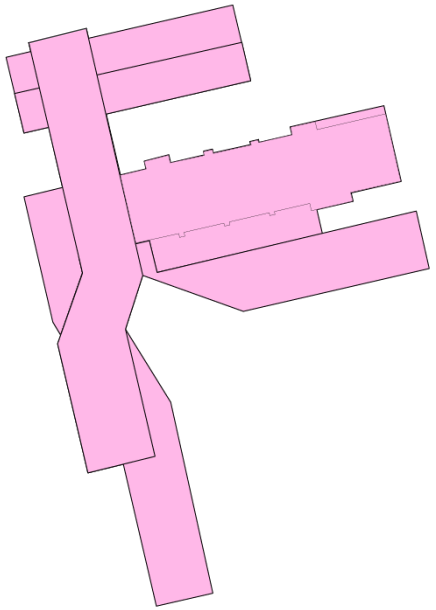
Phase 1
- Demolish existing mechanical room, renovate D, E & F Wings (including Pool), build northern part of New Addition.
- Existing building (without pool and gym) in use



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.

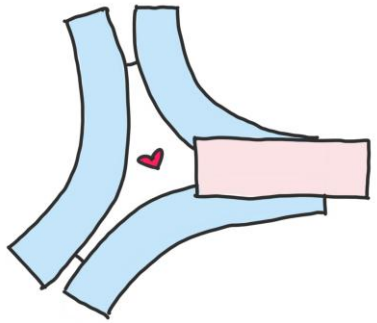
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LeftField Agency Landscape + Planning

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

Alternative C.3.4A – Addition Renovation





New Building Footprint

Existing Building Footprint



Summary:

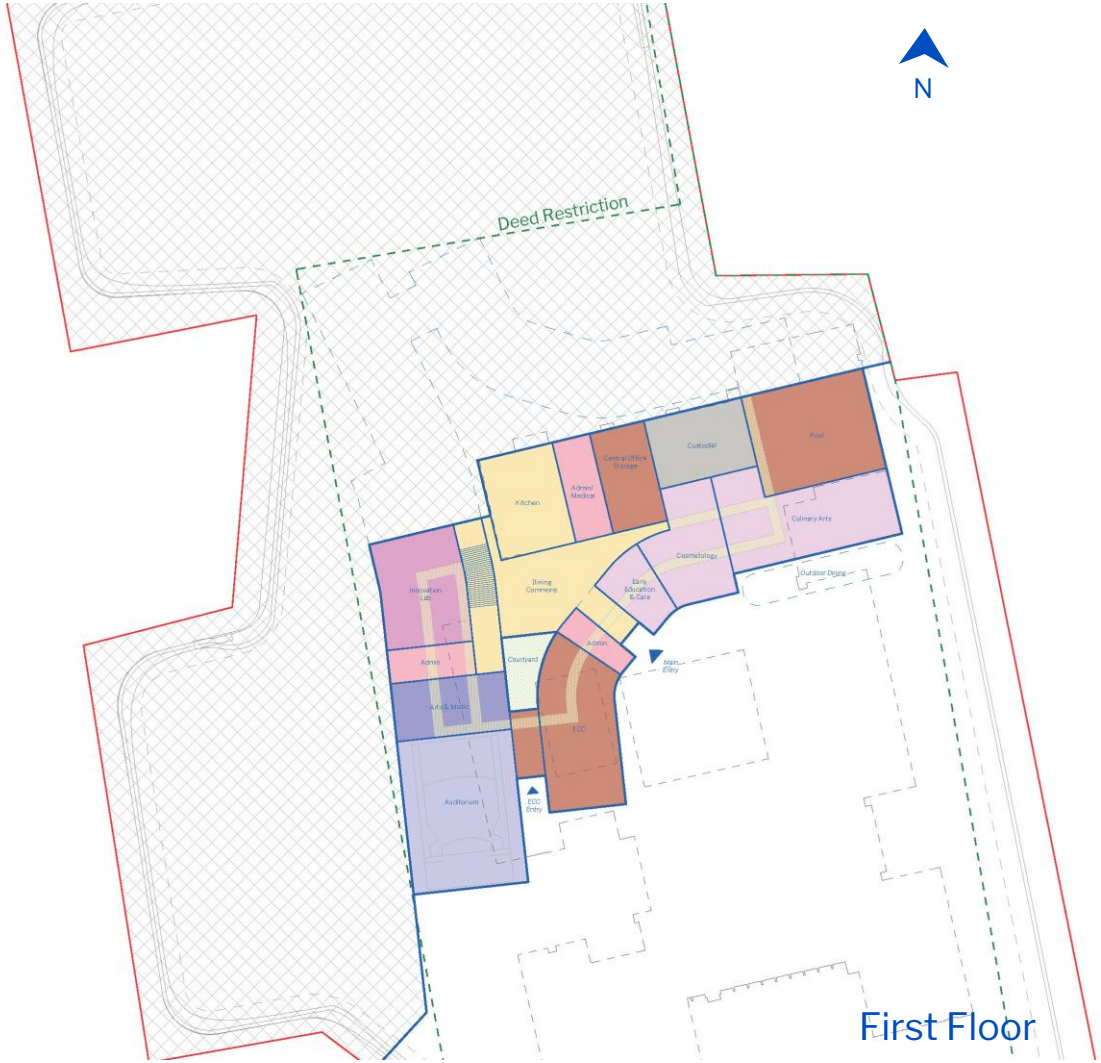
- **Addition/renovation** (On the Existing Footprint, on the Parking Lot to the west and a portion of Edgerly Field to the north) which proposes:
  - New construction as **5 Stories**, in place of the existing Arts Wing, Central Academic Wing, Western Academic Wing and Vocational Wings
  - Light Renovation (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 duration of **80 months**
- **0** Modular Classrooms required
- **Parking**: New surface parking lot located to the south of the new school building
- **Fields**: (1) New multi-purpose field with football and running track located on the former Edgerly Fields, (1) new multi-purpose field to the south of the new school building, and (1) renovated practice field
- **Pool**: Renovation of the existing pool

- Estimated total project cost of **$817M**
- Estimated Medford share cost of **$607M***

* Note: Estimated Medford share cost is an early rough estimate of MSBA reimbursement accounting for currently projected eligible costs, cost caps and reimbursement rates.

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Alternative C.3.4A – Floor Plans



First Floor



Second Floor

MAIN ENTRY

SECONDARY ENTRY

OUTLINE OF PROPOSED BUILDING ABOVE

OUTLINE OF EXISTING BUILDING TO BE REMOVED

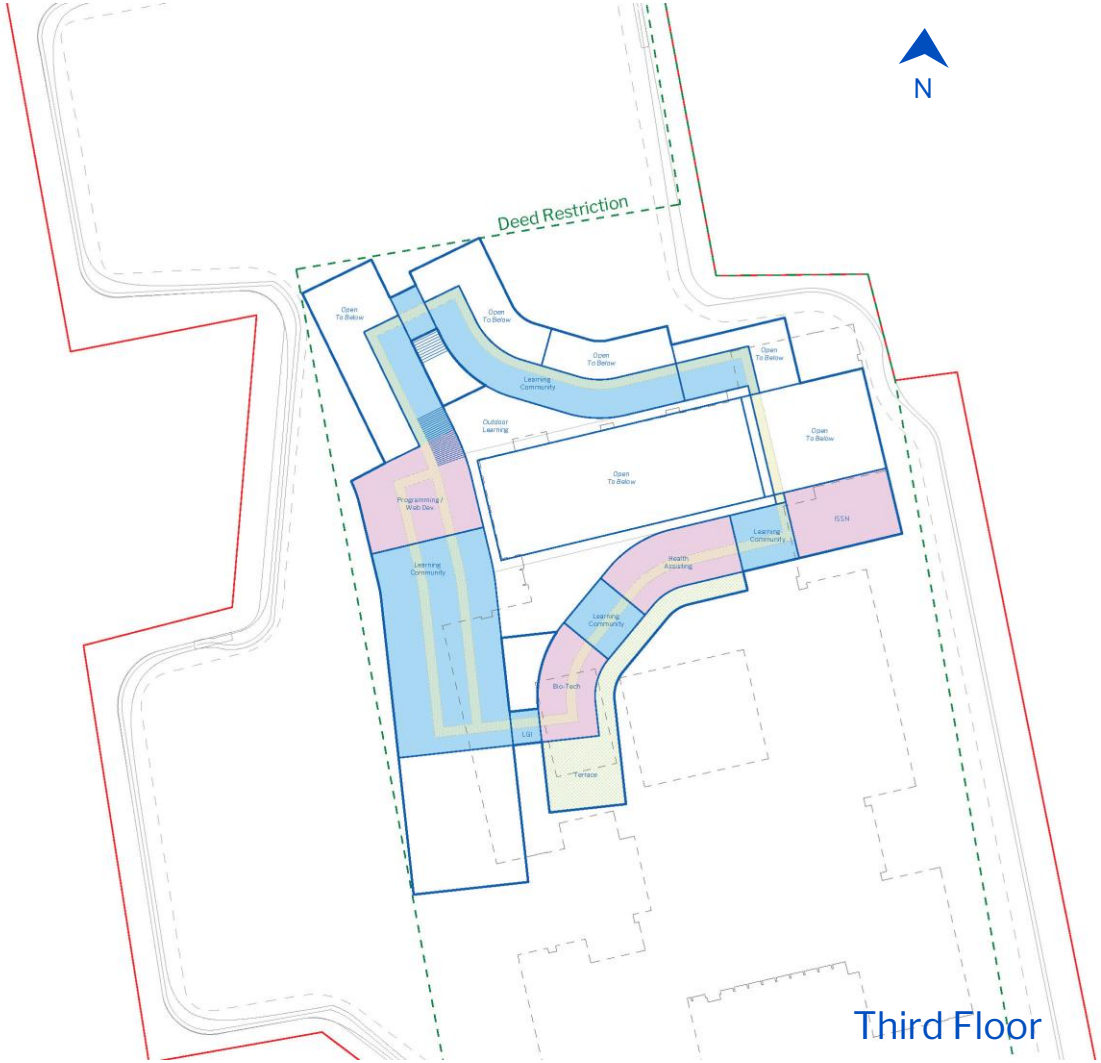
- ADMINISTRATION & GUIDANCE
- ART & MUSIC
- AUDITORIUM / DRAMA
- CHAPTER 74 PROGRAMS
- CIRCULATION
- CORE ACADEMICS / SPECIAL EDUCATION
- CUSTODIAL & MAINTENANCE
- DINING & FOOD SERVICE
- HEALTH & PHYSICAL EDUCATION
- INNOVATION LABS
- MEDIA CENTER
- OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
-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

smma

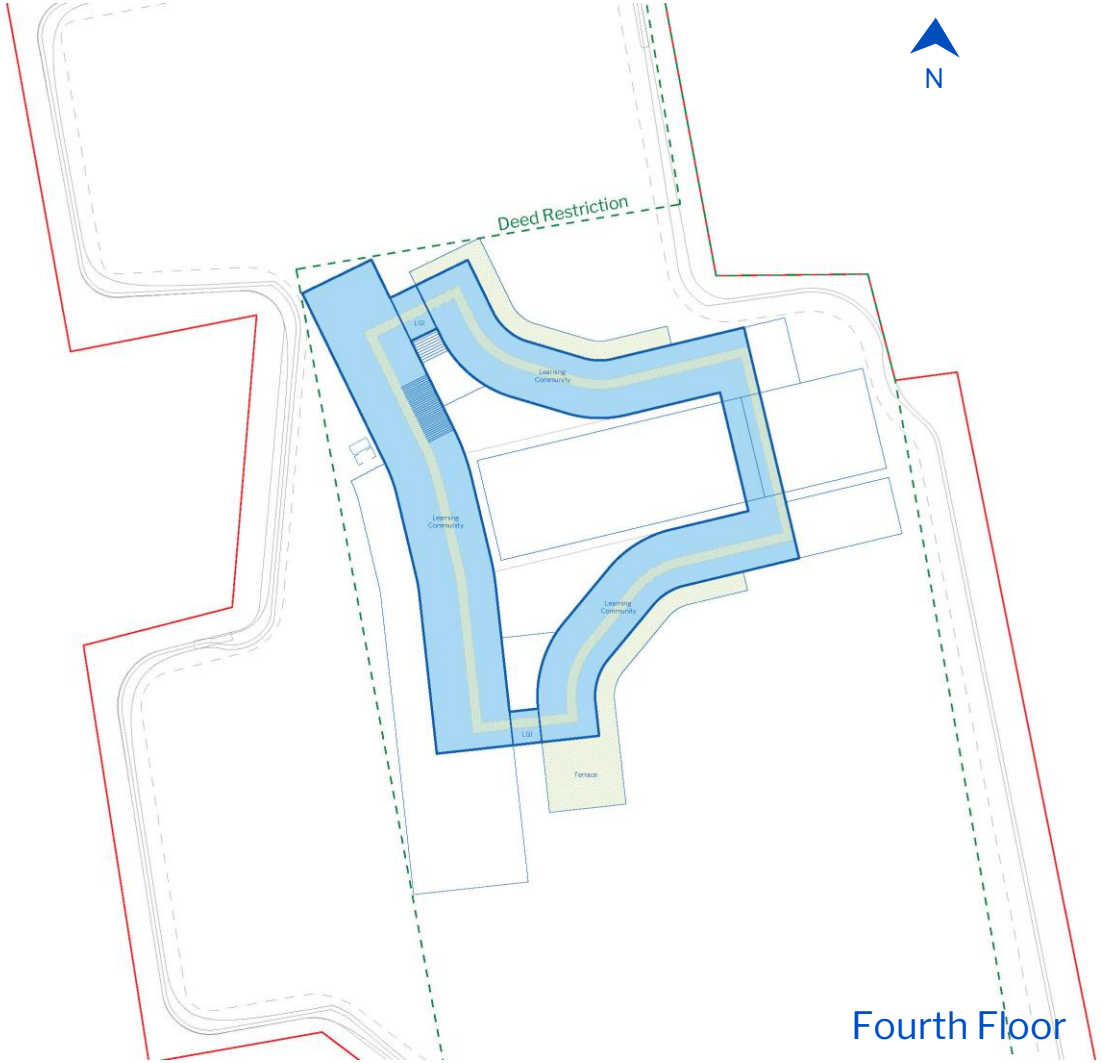
LeftField

Agency
Landscape + Planning

Alternative C.3.4A – 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

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HEALTH & PHYSICAL EDUCATION

INNOVATION LABS

MEDIA CENTER

OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

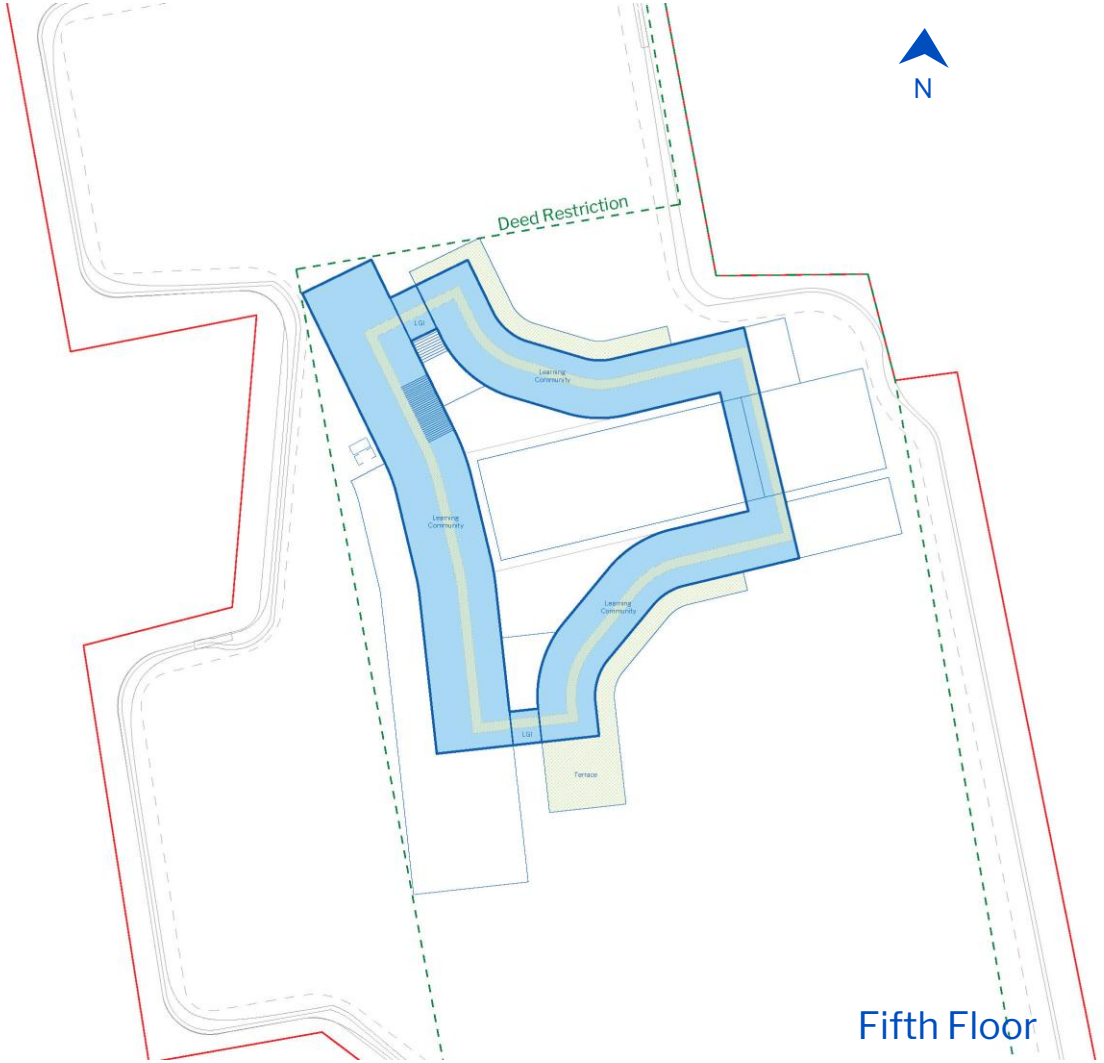
UNEXCAVATED / BELOW GRADE

smma

LeftField

Agency Landscape + Planning

Alternative C.3.4A – 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
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INNOVATION LABS
MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

Alternative C.3.4A – 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

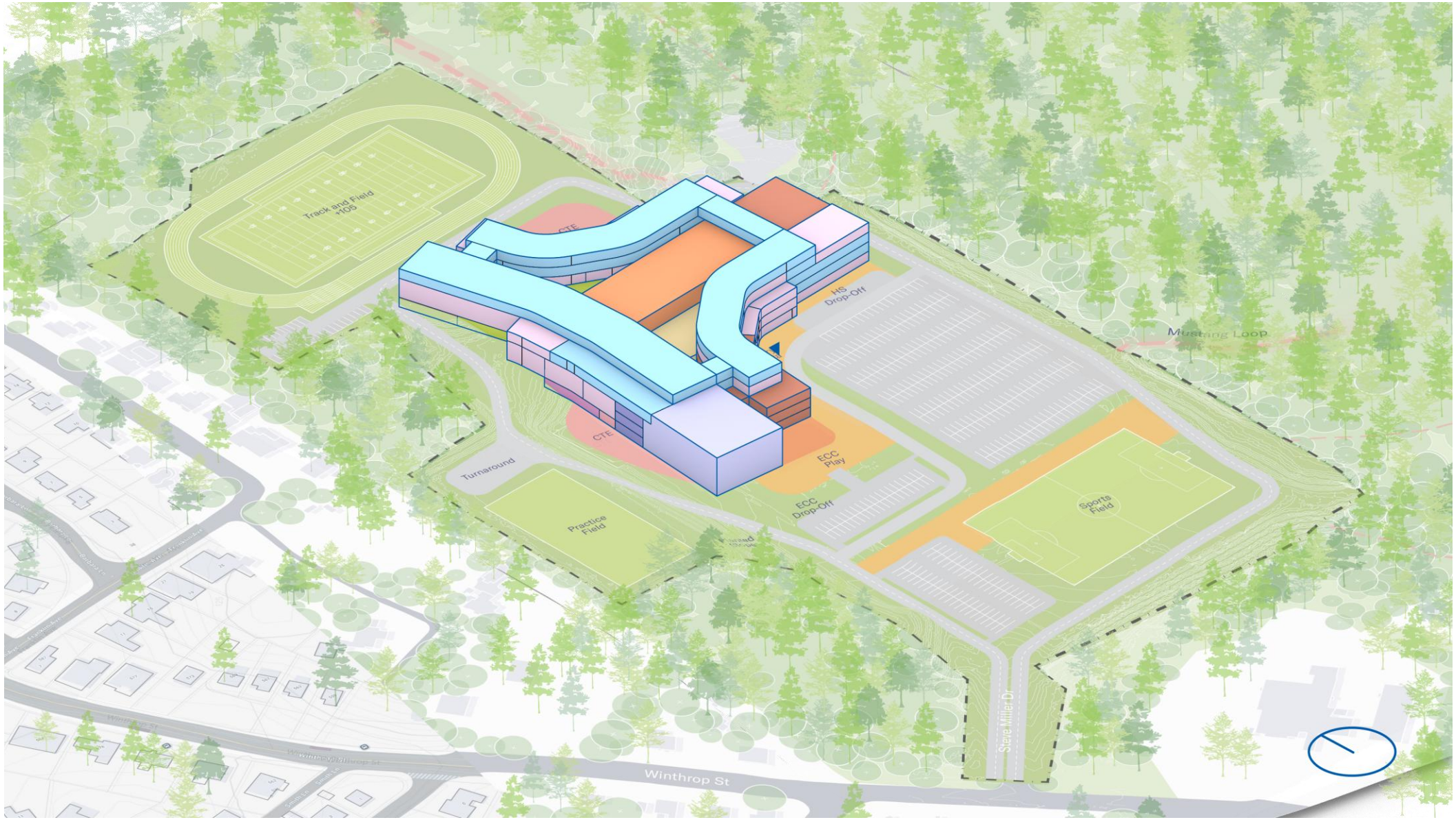
MEDIA CENTER

OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

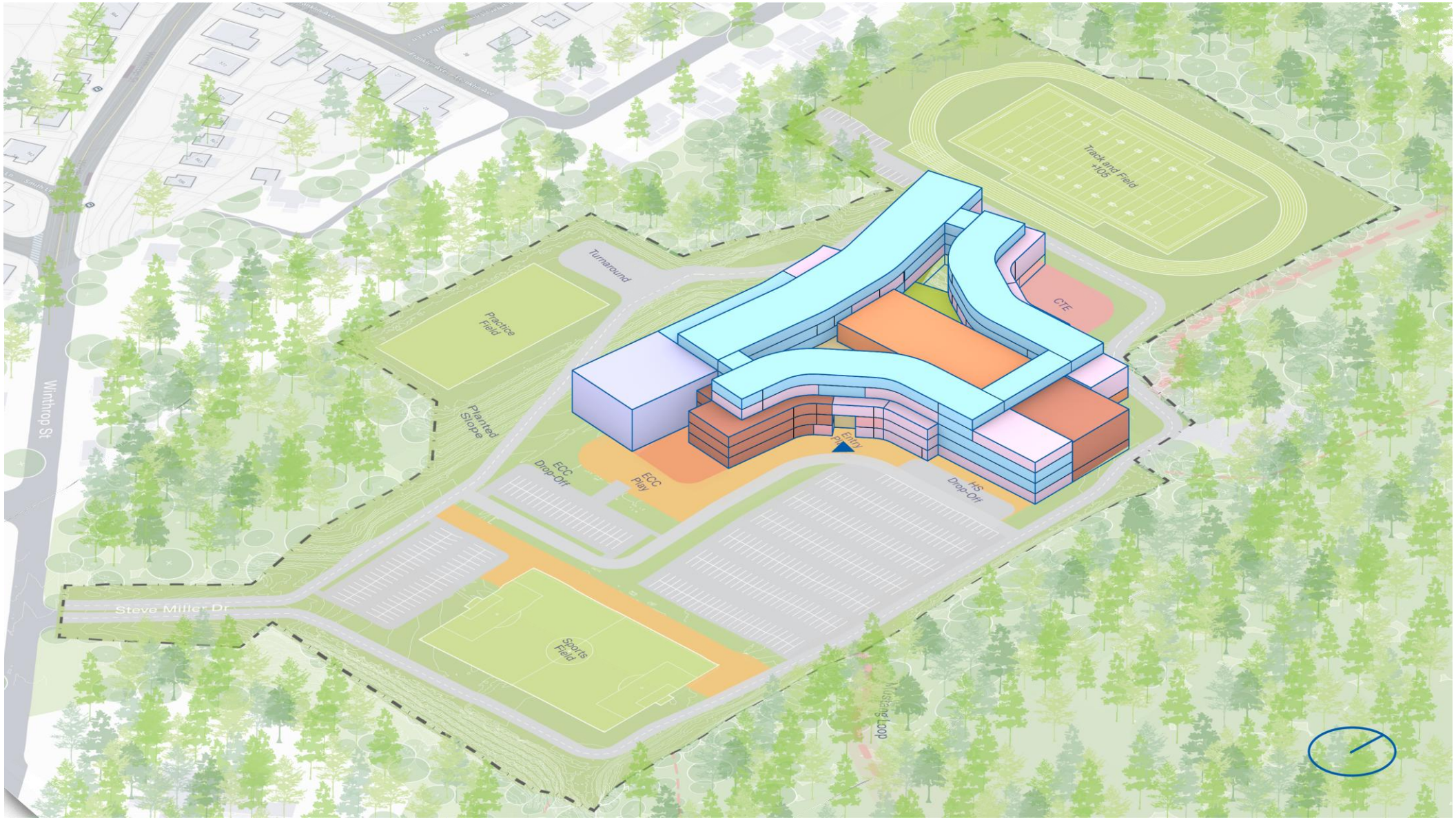
ROOF / PV AREA

ROOF TERRACE

UNEXCAVATED / BELOW GRADE



Alternative C.3.4A – Aerial



smma

LeftField

Agency
Landscape + Planning

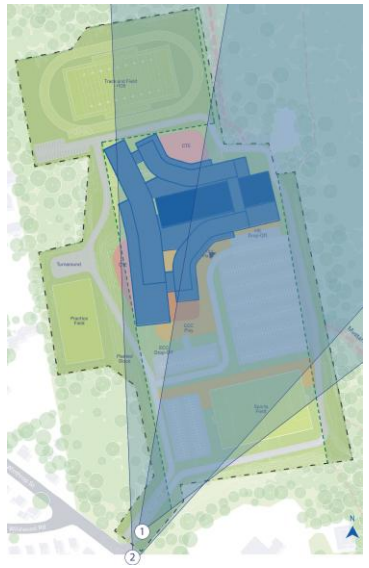
Alternative C.3.4A – Massing Perspectives from Winthrop St.



View up Steve Miller Drive from Winthrop St.



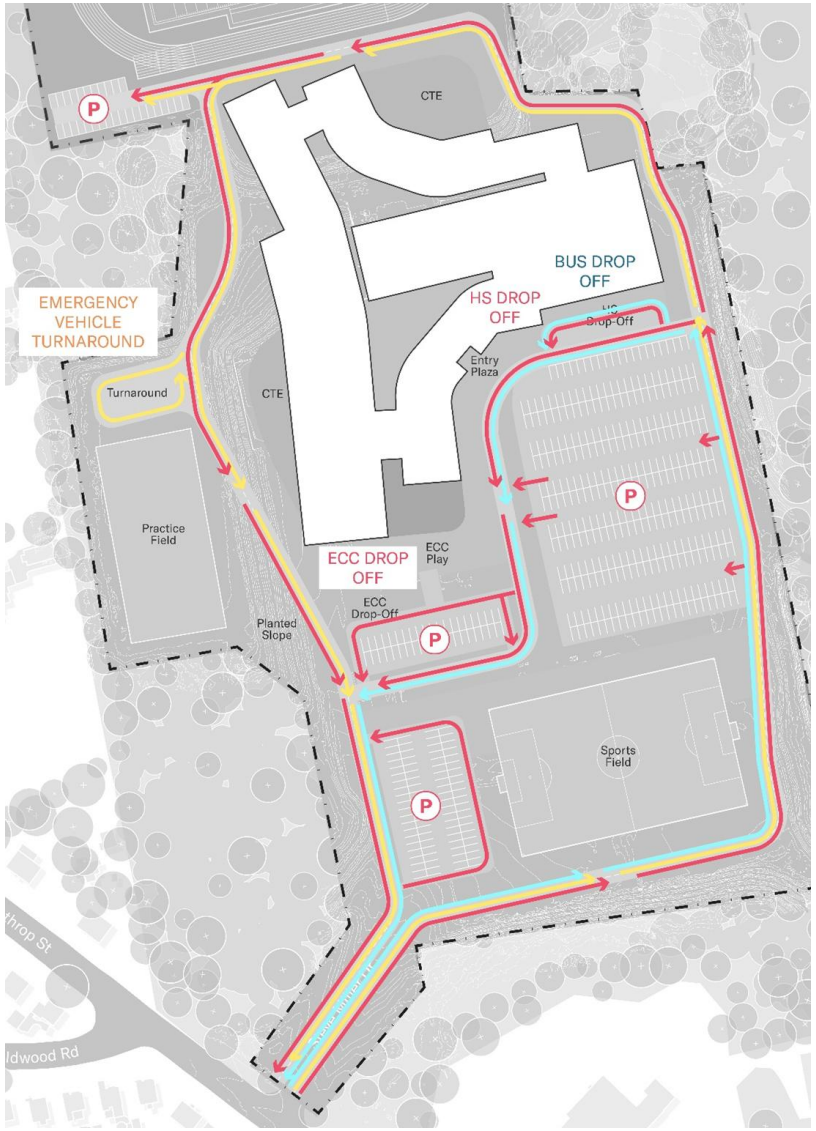
View from Winthrop St. to the east of Steve Miller Drive



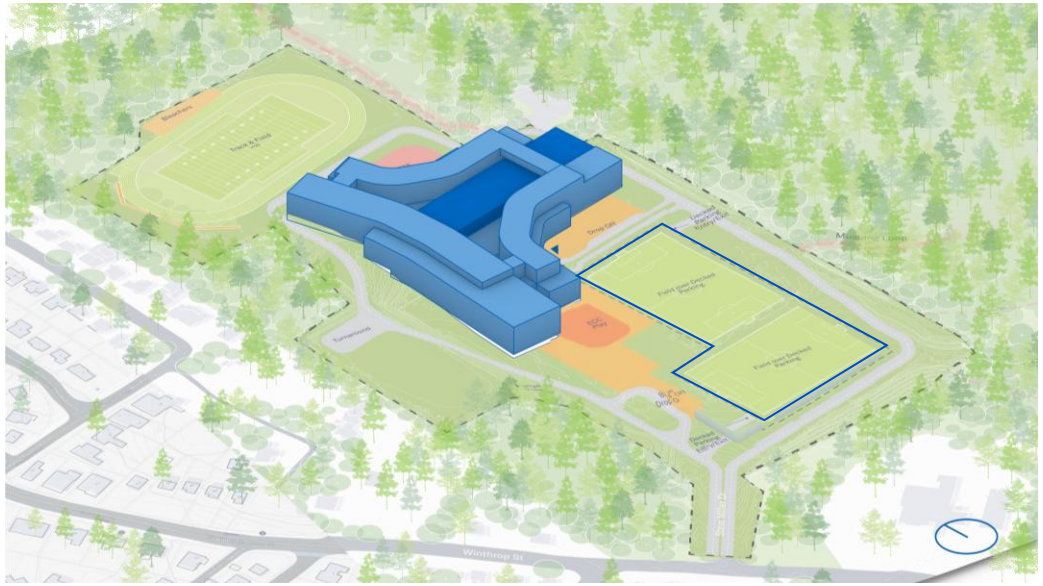
Key Plan showing location of views

Alternative C.3.4A – Site Circulation and Parking/Fields

Separate drop off for HS and ECC. 360 degree circulation around the building for cars, service and emergency vehicles.



LEGEND
- Cars
- Buses
- Service / Fire

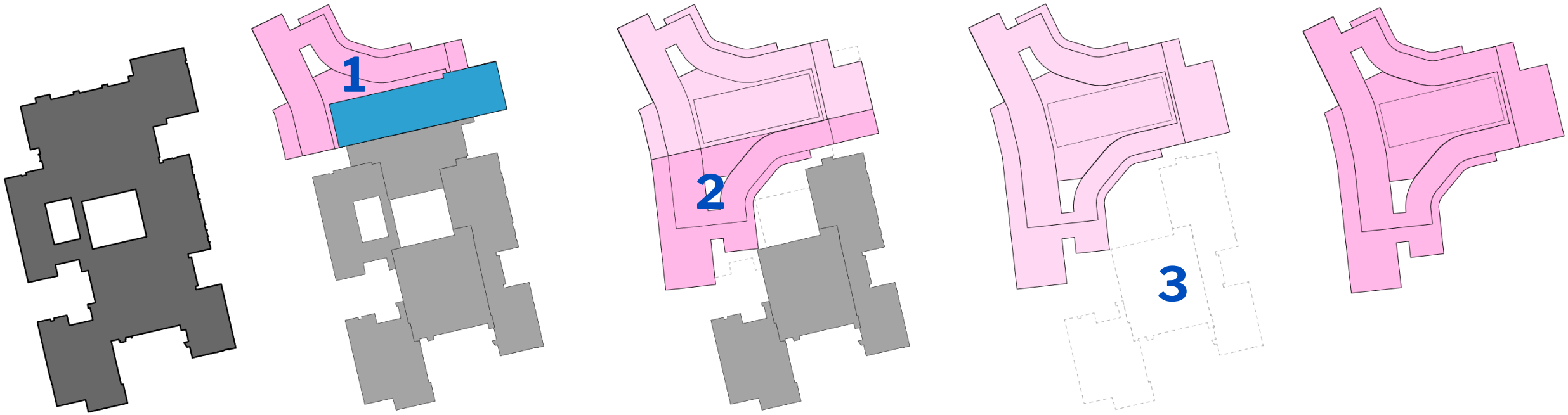


Adding a field located above a parking garage would result in:

- One (1) additional multipurpose competition field (for a total of two on site).
- $90M additional Project Cost

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Alternative C.3.4A - 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

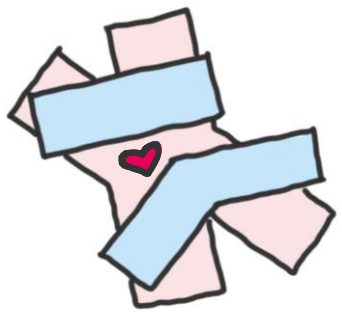
School Building Complete
- Sitework completed following existing building demolition.

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

Alternative D.1.1 – New Construction





New Building Footprint

Existing Building Footprint



Summary:

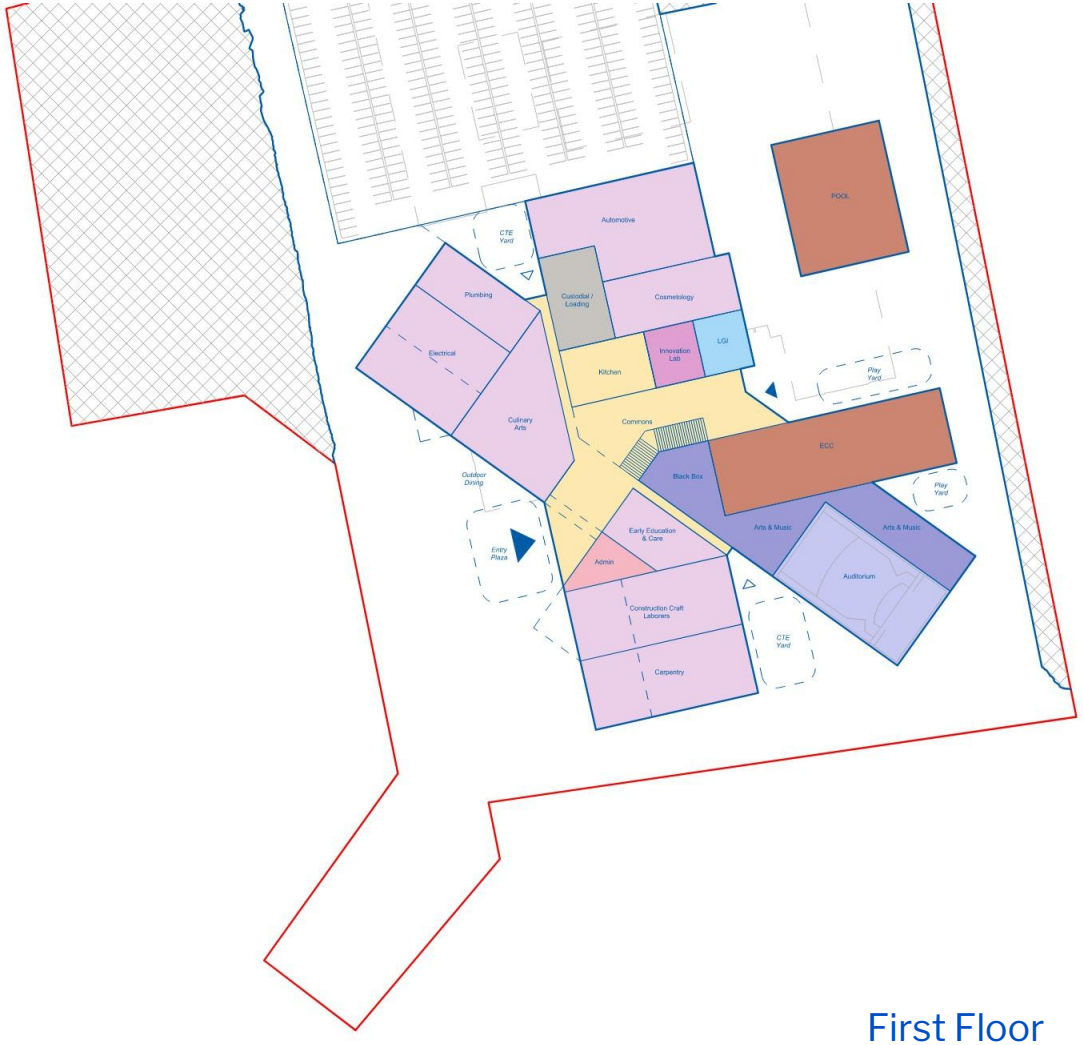
- New Construction (On the existing southern Parking Lot and the southern portion of the Existing Footprint – the Arts Wing and the southern Vocational Wing) as **5 Stories**
- **This Option supports future curriculum, programs identified in the SOI, and the District's Educational Program**
- Estimated duration of **80 months**
- **0** Modular Classrooms required
- **Parking**: New surface parking lot located to the north of the new high school building
- **Fields**: (1) New multi-purpose field with football and running track located on the former Edgerly Fields, (1) new multi-purpose field to the north of the new school building, and (1) renovated practice field
- **Pool**: New stand-alone pool building (adjacent to new school building)

- Estimated total project cost of **$766M**
- Estimated Medford share cost of **$590M***

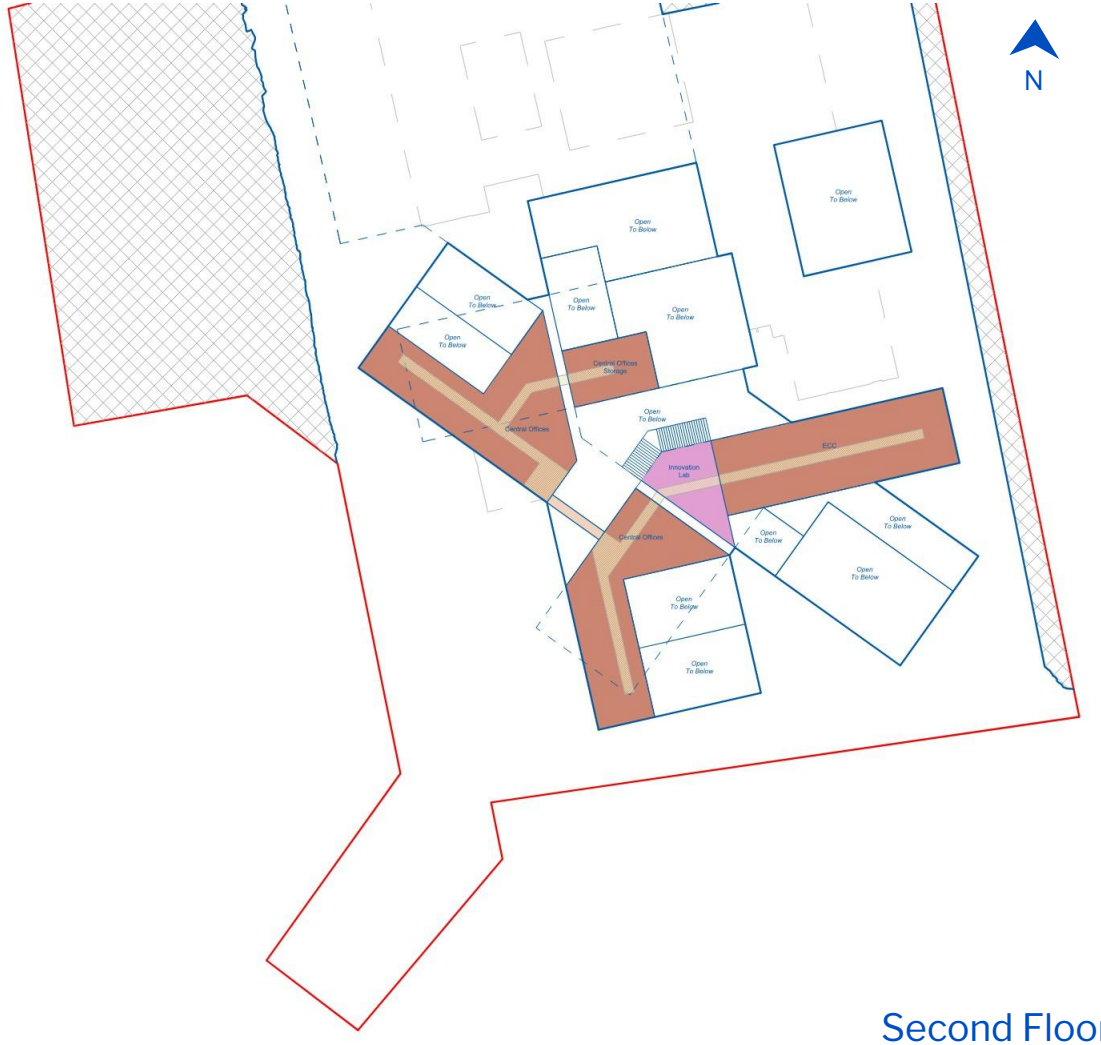
* Note: Estimated Medford share cost is an early rough estimate of MSBA reimbursement accounting for currently projected eligible costs, cost caps and reimbursement rates. Alternative D.1.1 estimated total project cost and Medford share cost both include a new construction, stand-alone pool building.

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Alternative D.1.1– Floor Plans



First Floor

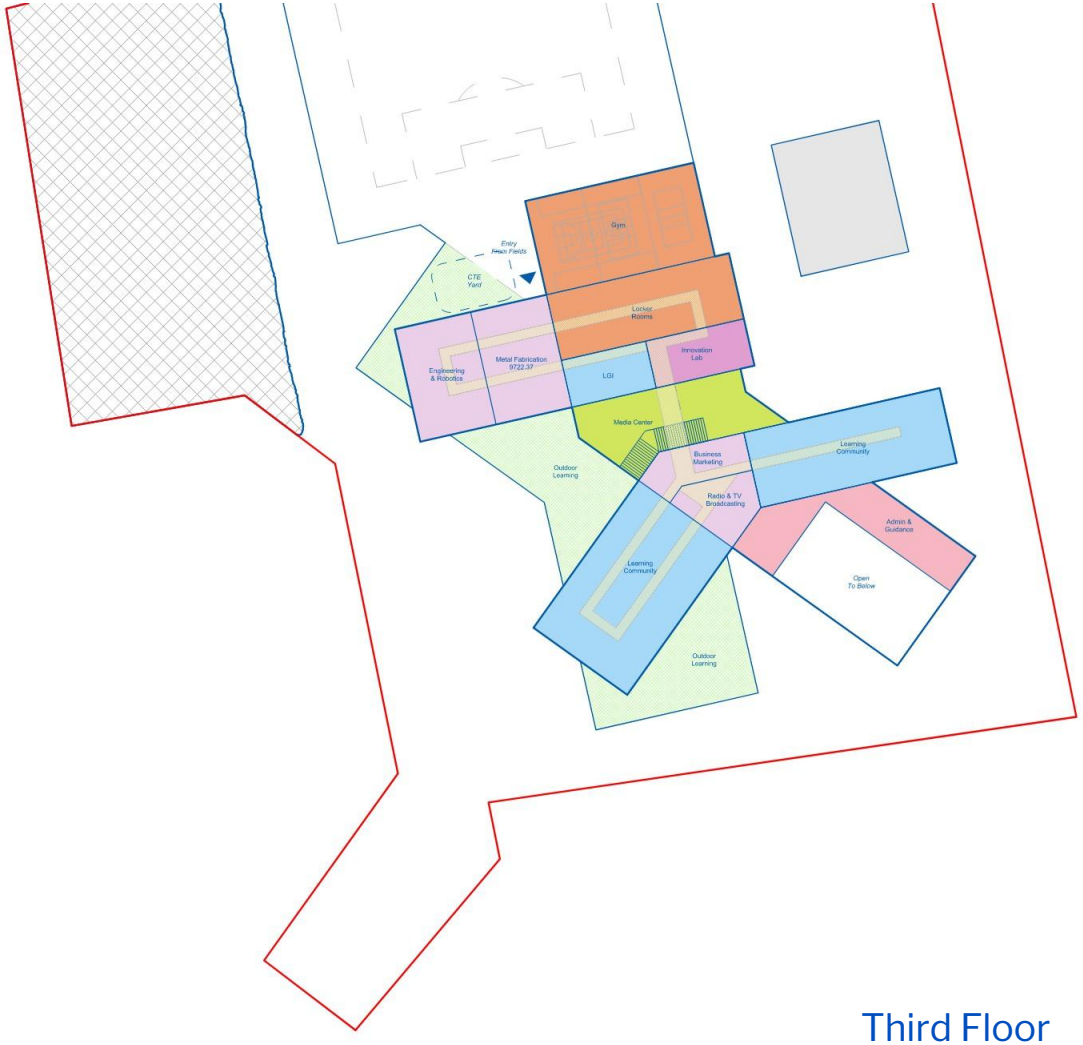


Second Floor

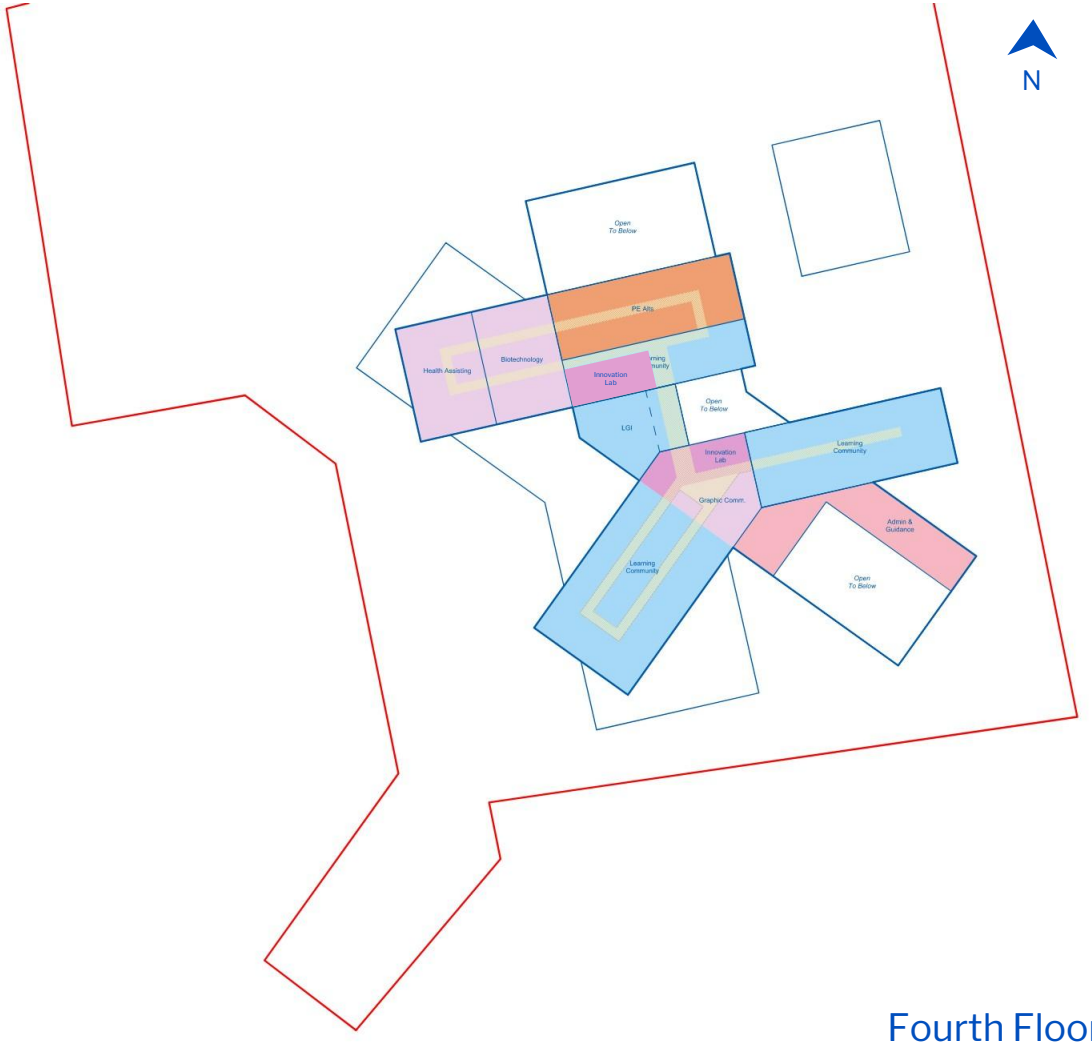
MAIN ENTRY
SECONDARY ENTRY
OUTLINE OF PROPOSED BUILDING ABOVE
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ROOF TERRACE
UNEXCAVATED / BELOW GRADE

Alternative D.1.1– Floor Plans



Third Floor



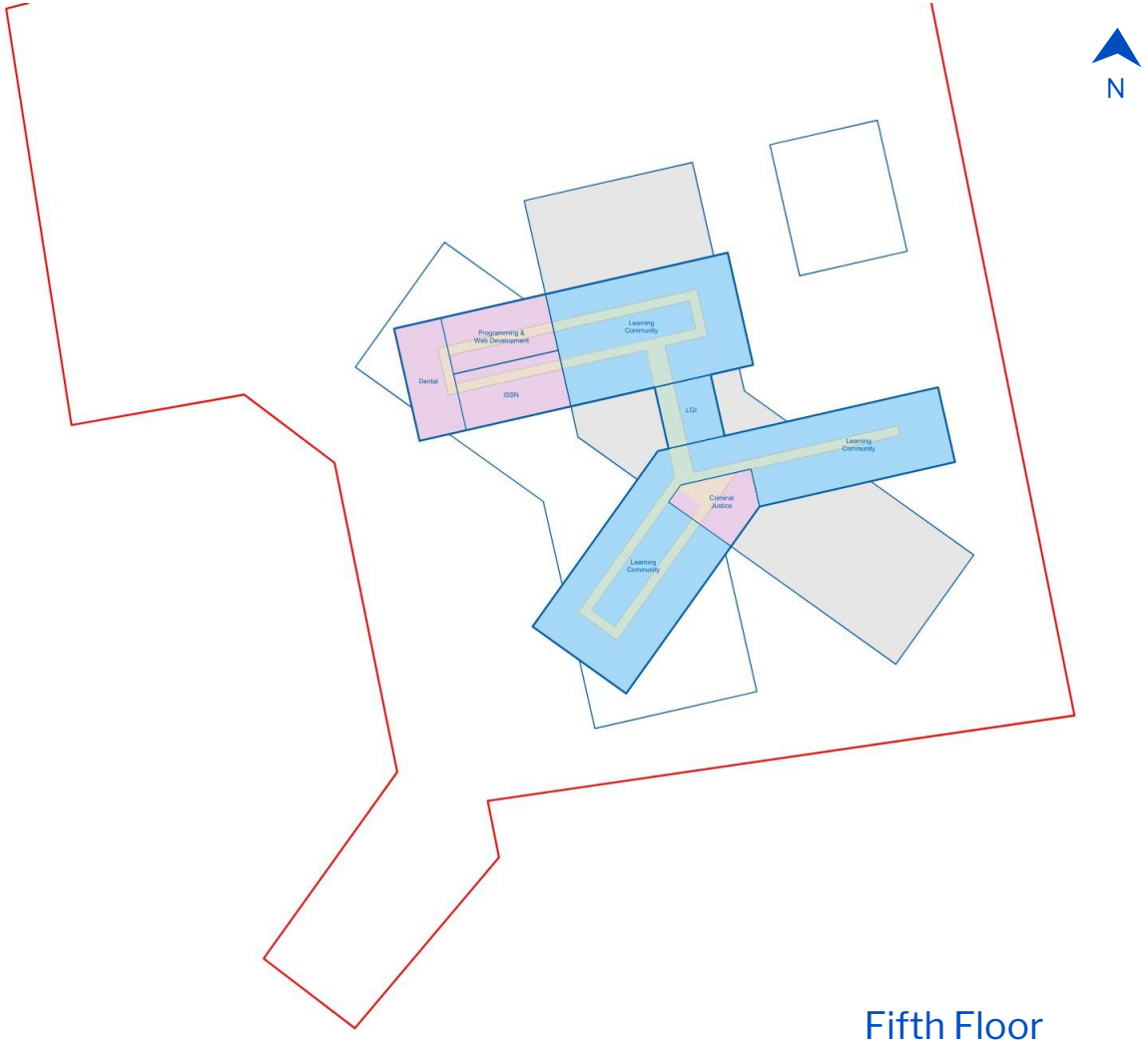
Fourth Floor

MAIN ENTRY
SECONDARY ENTRY
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Agency
Landscape + Planning

Alternative D.1.1– Floor Plans

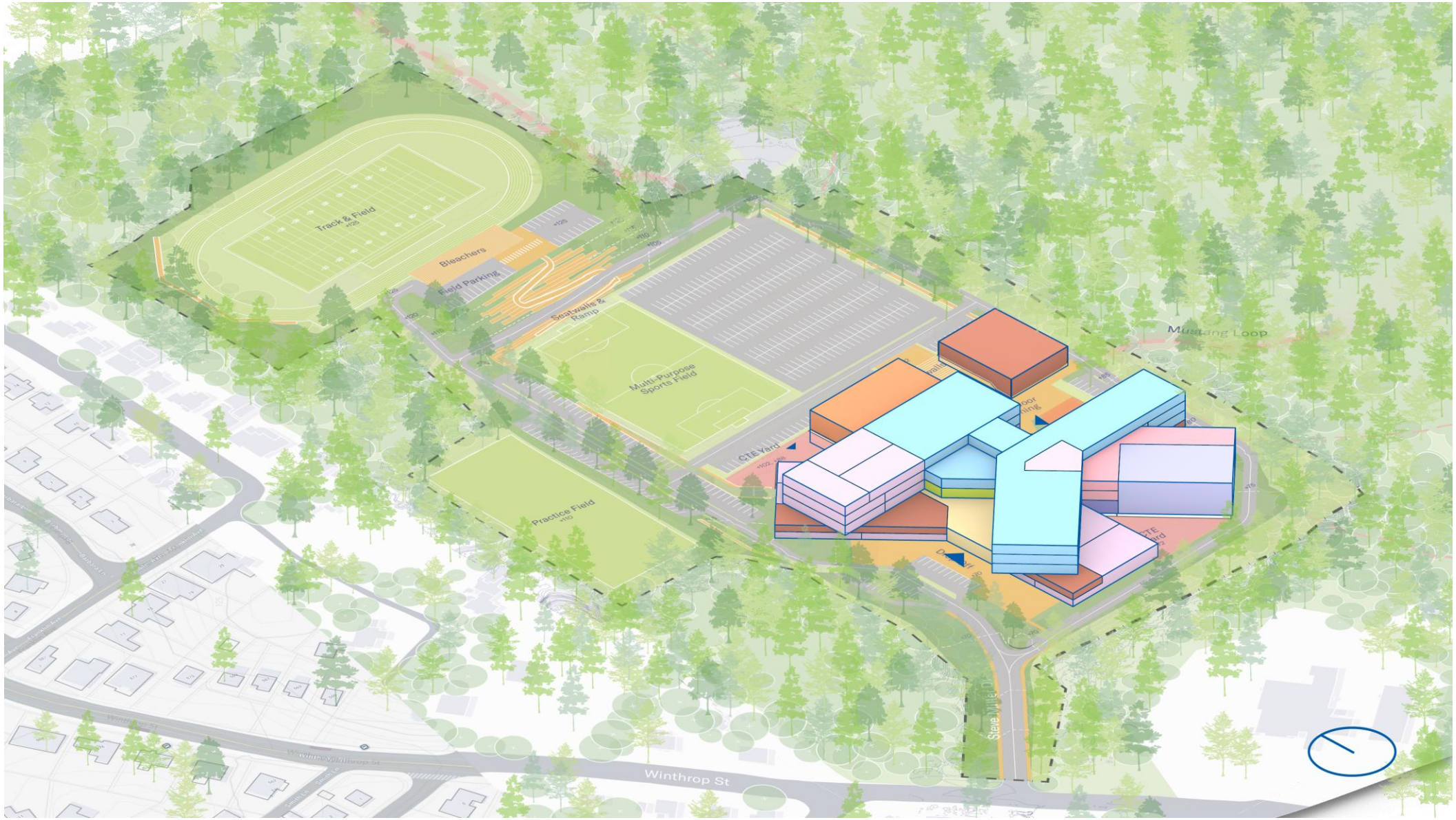


Fifth Floor

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

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MEDIA CENTER
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)
ROOF / PV AREA
ROOF TERRACE
UNEXCAVATED / BELOW GRADE

Alternative D.1.1 – Aerial



MAIN ENTRY

SECONDARY ENTRY

ADMINISTRATION & GUIDANCE

ART & MUSIC

AUDITORIUM / DRAMA

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MEDIA CENTER

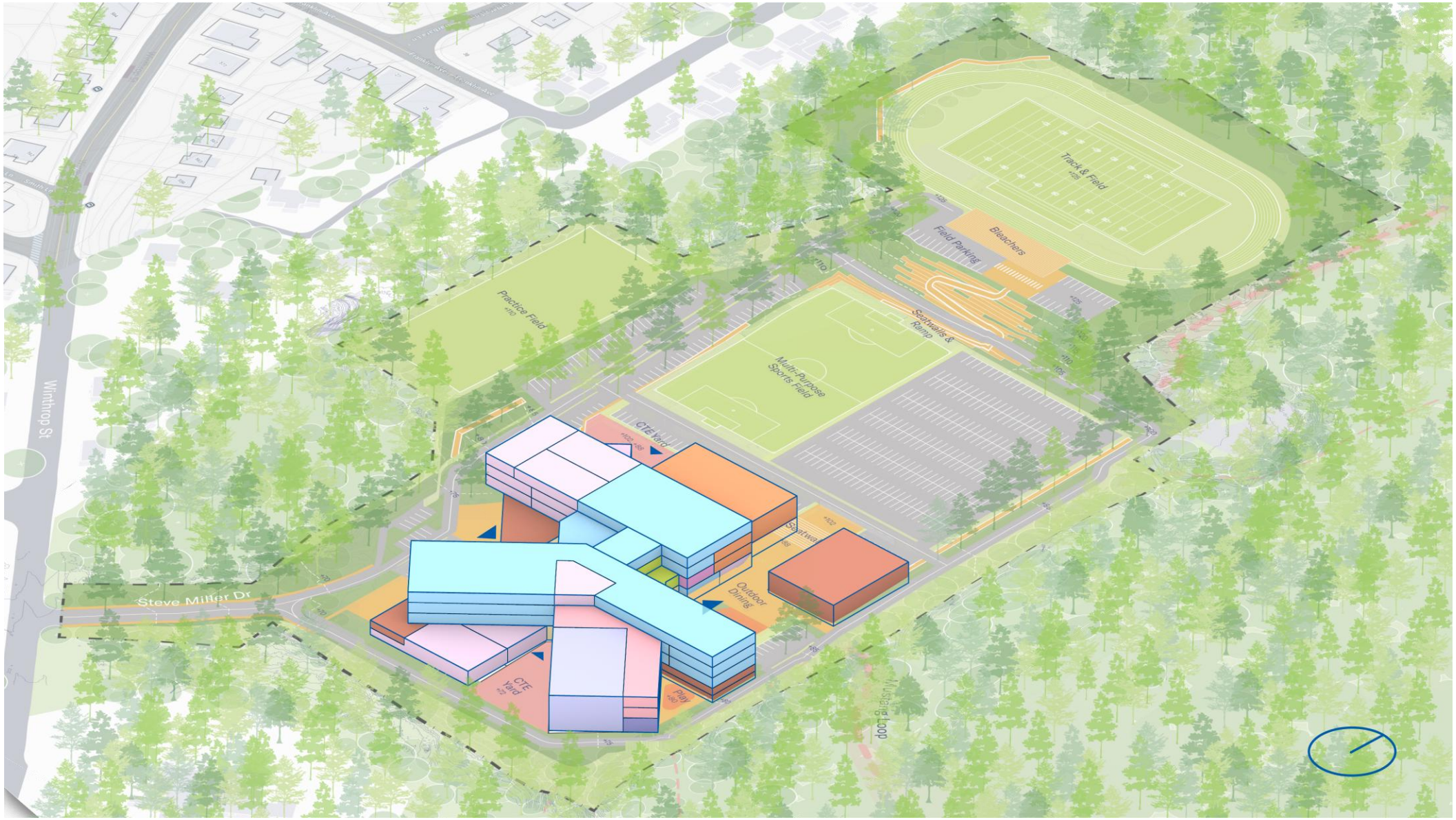
OTHER (INCLUDING POOL & DISTRICT WIDE SERVICES)

ROOF / PV AREA

ROOF TERRACE

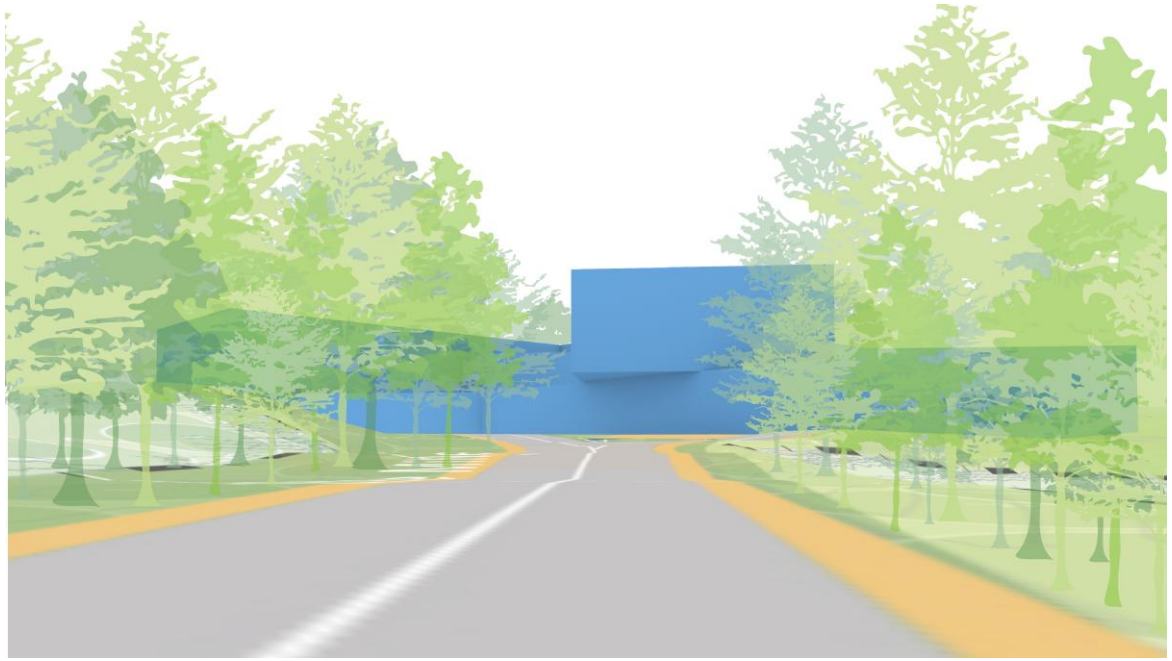
UNEXCAVATED / BELOW GRADE

Alternative D.1.1 – Aerial



Agency
Landscape + Planning

Alternative D.1.1 – Massing Perspectives from Winthrop St.



View up Steve Miller Drive from Winthrop St.



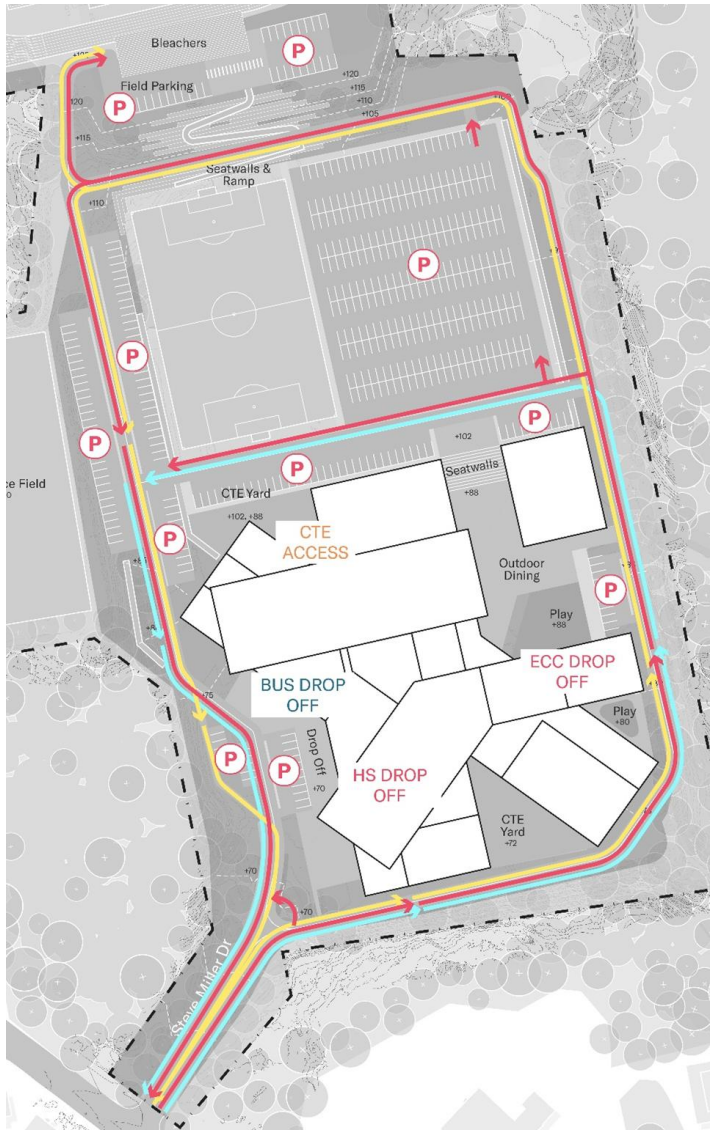
View from Winthrop St. to the east of Steve Miller Drive



Key Plan showing location of views

Alternative D.1.1 – Site Circulation and Parking/Fields

Separate drop off for HS and ECC. 360 degree circulation around the building for cars, service and emergency vehicles.



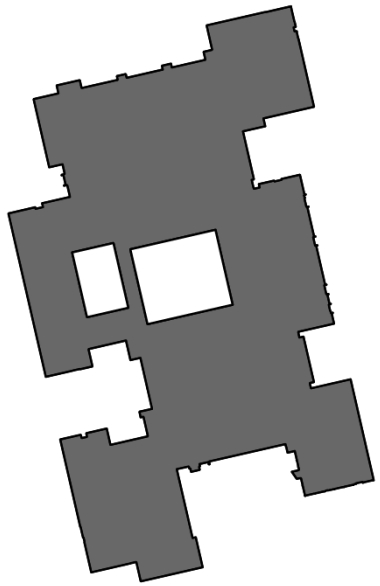
LEGEND
- Cars
- Buses
- Service / Fire



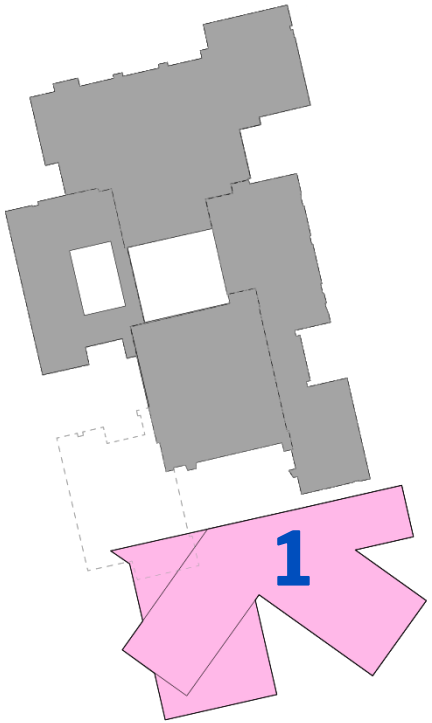
Adding a field located above a parking garage would result in:

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- $90M additional Project Cost

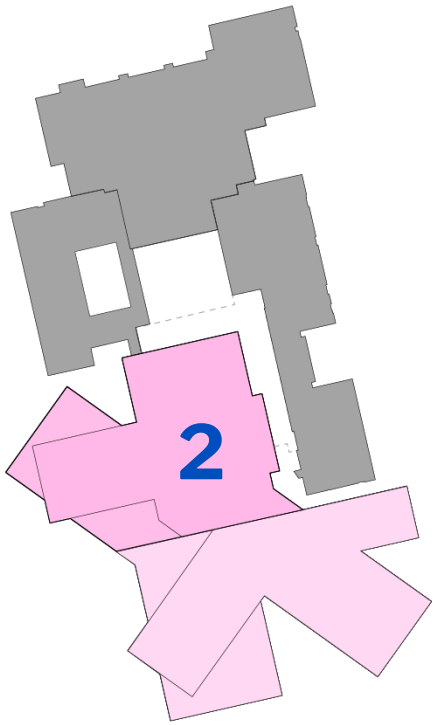
Alternative D.1.1 - Phasing



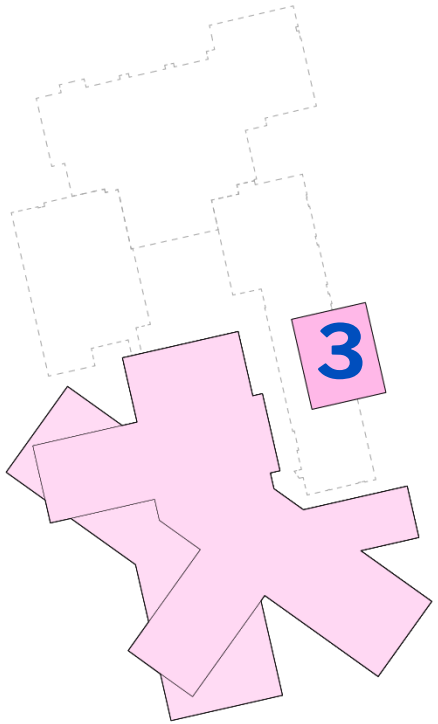
Existing Building
- Site Prep / Enabling
- Existing building in use



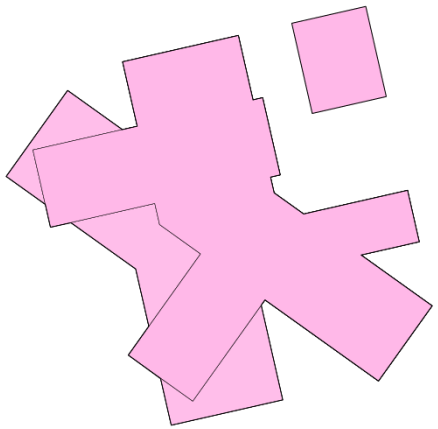
Phase 1
- Demolish A Wing and build southern half of new School building
- Remainder of existing building in use



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

smma

LeftField Agency Landscape + Planning

Feedback Opportunities

Voice & Vision Cards

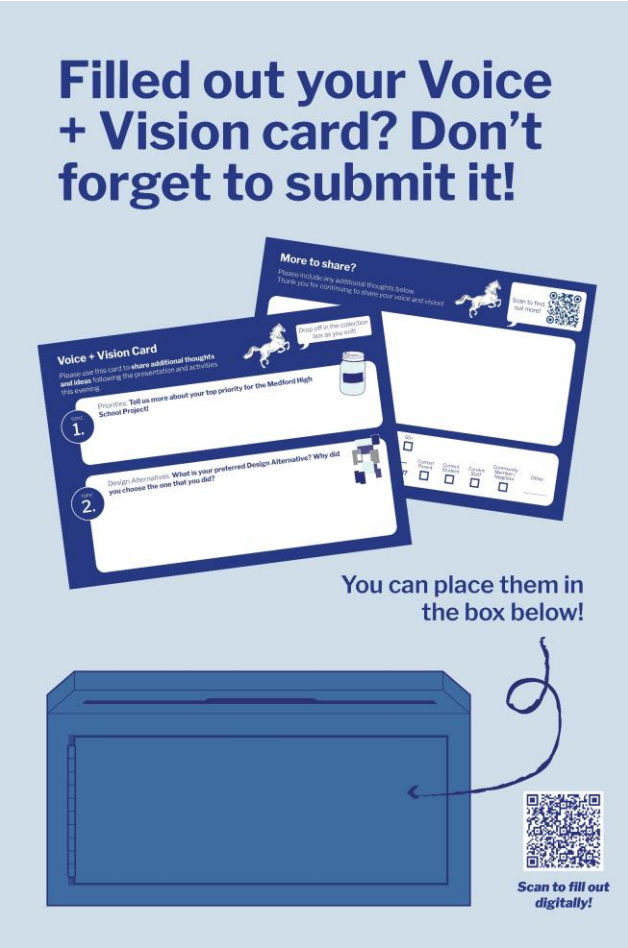


Scan to fill digitally

Agency
Landscape + Planning

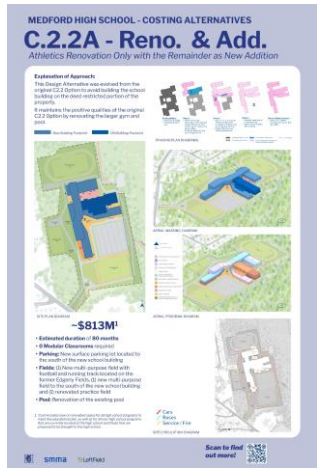
Feedback Opportunities

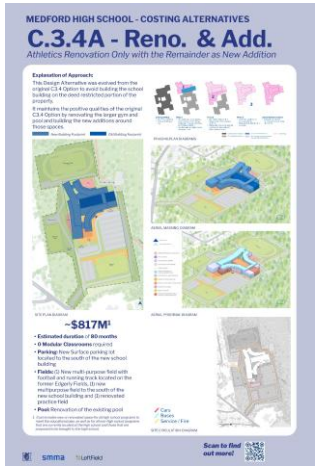
Submit Voice & Vision Cards

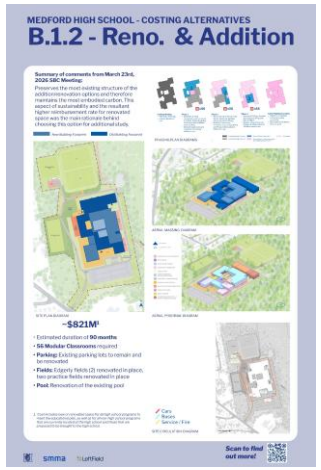


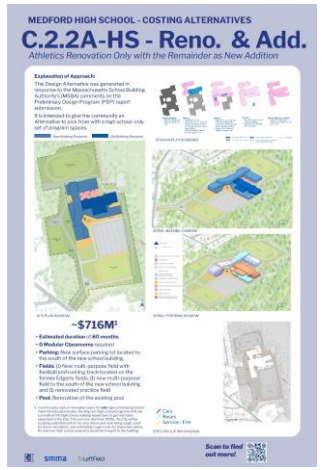
Design Alternative Boards and Dots

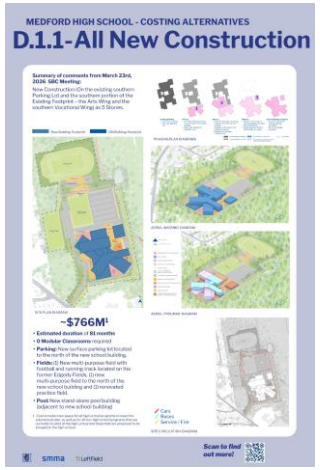












Upcoming Meetings

- **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.

