Medford High School



Medford Comprehensive High School Building Committee Meeting

06/18/2026

smma

LeftField

Agenda

- Roll call
- Approval of Meeting Minutes for June 10, 2026
- Resolution
- Vote to Approve Submission of PSR to MSBA
- Vote to Approve CM at Risk Request for Qualifications
- Upcoming Meetings
- Adjournment

Resolution



Resolution on Space Efficiencies

Be it resolved that the MCHSBC authorizes the following space efficiencies to be incorporated into the PSR submission. Space efficiencies were identified through conversations that have begun to plan program adjacencies within our CTE programs.

Offered by Dr. Suzanne Galusi and Jenny Graham

Resolution on Space Efficiencies

Item #	Description of Proposed Change	Δ SF	Change to Ed Plan?	Efficiency / Reduction
Cluster CTE Toilet Rooms for Two Adjacent Shops				
1	Metal Fab & Robotics	-130 sf	No	Efficiency
2	CCL & Carpentry	-130 sf	No	Efficiency
3	Electrical & Plumbing	-130 sf	No	Efficiency
4	Eliminate Biotechnology Dedicated Toilet Room	-60 sf	No	Efficiency
Cluster CTE Changing Rooms for Two Adjacent Shops				
5	Metal Fab & Robotics	-170 sf	No	Efficiency
6	CCL & Carpentry	-170 sf	No	Efficiency
7	Electrical & Plumbing	-170 sf	No	Efficiency
Eliminate Loft Storage Area – Stock Storage on Shop Floors				
8	Auto Tech, Carpentry, CCL & Metal Fab	-2,000 sf	No	Efficiency
9	Reduce size of CTE Shop Related Rooms from 950 SF to 850 SF (all besides Cosmo & Business/Marketing)	-1,700 sf	No	Efficiency
Eliminate CTE Shop Offices - Lockable Instructor Desks on Shop Floors				
10	Small Staff Offices (100 SF)	-700 sf	No	Efficiency
11	Medium Staff Offices (120 SF)	-1,320 sf	No	Efficiency

PSR Review & Vote to Submit

Preferred Schematic Report Updates – D.1.1NP New Construction “No Pool” Option

- MSBA Project Advisory 96 requires any New Construction option with a new standalone Natatorium (Pool Building) to also have the same option for consideration without a new standalone Natatorium
- As a result, **Alternative D.1.1NP** was added for consideration at the end of the Preliminary Design Program (PDP) feasibility study phase and PSR costs for this option were shared during the June 1, 2026 MCHSBC meeting
- Graphics and narratives to describe the D.1.1NP “No Pool” Option have been added to the PSR Report



Preferred Schematic Report Updates – Total Project Cost Reductions

Alternative	A.1	B.1.2	C.2.2A	C.2.2A-HS	C.3.4A	D.1.1	D.1.1NP
Total Project Costs from June 1, 2026 MCHSBC Meeting	**$528,993,175**	**$821,449,418**	**$813,249,603**	**$716,013,114**	**$817,439,960**	**$766,365,063**	**$743,107,593**
Updated Total Project Costs for PSR Report	**$528,993,175** (no change)	**$810,728,236**	**$795,451,553**	**$697,085,861**	**$807,317,239**	**$765,552,866**	**$742,295,396**
Reduction in Total Project Cost	na	**-$10,721,182**	**-$17,798,050**	**-$18,927,253**	**-$10,122,721**	**-$812,197**	**-$812,197**

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 (POOL), field over parking options (PARK), access roads (ACCESS), PV options (PV), mechanical systems (HVAC), mass timber options (TIMB), and phasing options (PHASING). Refer to the next slide for a description of what scope is currently included in the Total Project Costs for each Non-Program alternate.

Preferred Schematic Report Updates – Non-Program Cost Alternates

Scope included in the Total Project Cost for each Non-Program Cost Alternate is as follows:

- **POOL** – For the Addition / Renovation B and C Options, base scope includes renovation of the existing pool at its current size. For D.1.1 base scope includes a new standalone pool building that matches the size of the existing pool.
- **PARK** – All Options include surface parking and surface fields. No fields over parking garages are included in the Total Project Cost.
- **ACCESS** - No emergency access roads created on land outside the current high school property lines are included as part of the base scope.
- **PV** – Base scope assumes a solar panel-ready roof, with roof mounted PV panels being procured through a Power Purchase Agreement (PPA). Project would incur no initial capital costs for PV panels with this base scope.
- **HVAC** – Base scope assumes a 100% geothermal HVAC system.
- **TIMB** – Base scope assumes no mass timber framing incorporated as part of the structural frame of the new additions or new construction.
- **PHASING** – For Options C.2.2A, C.2.2A-HS, C.3.4A and D.1.1 - base scope assumes zero modular classroom buildings as part of any phased construction approach. Options A.1 and B.1.2 have no phasing alternates as modular classroom buildings are unavoidable with those options.

Preferred Schematic Report

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Vote on CM at Risk RFQ

CMR Timeline

CMR Prequalification Timeline		CMR Proposals Timeline	
July 1 – July 24, 2026		**August 14 – September 4, 2026**	
6/25/26	Submit to Central Register, COMMBUYS, Local Newspaper	**8/14/26**	**Issue Request for Proposals**
7/01 - 7/02	**Advertisements are Posted , RFQ is Live**	8/19/26	Mandatory Site Walk of MCHS
7/10/26	RFQ Questions Due	8/21/26	RFP Questions Due
7/17/26	Respond to RFQ Questions	8/28/26	Respond to RFP Questions
7/24/26	**Statements of Qualification Due**	**9/4/26**	**CMR Proposals Due**
7/25 - 8/11	Prequalification Subcommittee SOQ Review	9/14 - 9/21	Selection Committee Review Proposals
8/14/26	Notify Prequalification Firms	9/28/26	CMR Interviews
		9/29/26	Selection Committee Rank Firms
		10/6/26	**Issue Notice to Proceed**

Upcoming Meetings

Upcoming MCHSBC Meetings (through 2026)

- **7/22 MCHSBC Meeting** Review Project Efficiencies & Options for Non-reimbursed Spaces
- **8/25 MCHSBC Meeting** Review Project Efficiencies & Report on Curtis Tufts Potential Use
- **9/22 MCHSBC Meeting** Design Updates and Review Project Efficiencies
- **10/6 MCHSBC Meeting** Vote to confirm project scope, Vote to approve CM selection
- **11/16 MCHSBC Meeting** Approve Advisory Team recommendations, CM Introduction
- **12/14 MCHSBC Meeting** Review Schematic Design Estimating Package

Thank you.

