LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

MEDFORD HIGH SCHOOL

Medford, MA



OPM Monthly Project Update Report

May 2026

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE

During the month of May 2026, Leftfield, SMMA and the City of Medford continued with the PSR Phase of the project. The MSBA PDP comments were issued on May 5 and the project team helped the district respond to those comments on May 19, 2026.

The SBC and the project team continue to refine the options with the end goal still being selecting one preferred option for submission to the MSBA by the June 25 deadline. This will allow the project to be reviewed and approved by the MSBA Board of Directors on August 26, 2026. During the PSR period there will be several SBC meetings, community forums and abutters meetings to keep everyone informed and to keep the process moving forward, and the SBC are targeted to make their final decision on a selected option at the June 10th SBC meeting.

I. TASKS COMPLETED THROUGH MAY 2026

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

05/05/26	Weekly Team Meeting
05/05/26	Weekly Leadership Team Meeting
05/06/26	Medford HS – Andrews MS Open House
05/07/26	Medford HS – McGlynn MS Open House
05/09/26	Medford HS – Disability Fair
05/11/26	Community Forum #4
05/12/26	Weekly Team Meeting
05/12/26	Weekly Leadership Team Meeting
05/13/26	Medford HS – Abutters Meeting
05/13/26	Medford HS – Chorus & Music Concert
05/16/26	Medford HS – Haitian Flag Day
05/19/26	Weekly Team Meeting
05/19/26	Weekly Leadership Team Meeting
05/20/26	SBC Meeting
05/26/26	Weekly Team Meeting
05/26/26	Weekly Leadership Team Meeting

II. TASKS PLANNED FOR JUNE 2026

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

06/02/26	Weekly Team Meeting
06/02/26	Weekly Leadership Team Meeting

06/03/26	Community Forum #5
06/04/26	Team Meeting / Financial Review
06/08/26	Access Road Team Meeting with Mayor/Chiefs
06/09/26	Weekly Team Meeting
06/09/26	Weekly Leadership Team Meeting
06/10/26	SBC Meeting to Vote on Selected Option
06/16/26	Weekly Team Meeting
06/16/26	Weekly Leadership Team Meeting
06/18/26	SBC Meeting to Vote on Submitting PSR to the MSBA
06/23/26	Weekly Team Meeting
06/23/26	Weekly Leadership Team Meeting
06/30/26	Weekly Team Meeting
06/30/26	Weekly Leadership Team Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures for the month of May 2026 totaled $25,000 from LeftField. Expenditures for SMMA totaled $145,615 for both A&E services and Environmental & Site services.

IV. PROJECT SCHEDULE OVERVIEW

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

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

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

No amendments or budget transfers were issued in May.

VI. MBE / WBE PARTICIPATION

The MBE/WBE/VBE participation numbers for May 2026 are as follows:

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

Workforce Participation
Total Hours 6,016
Minority Hours 2,217
Minority Percentage 5.4%
Minority Workforce Participation 45.2%
Female Hours 1,535
Female Percentage 10.4%
Female Workforce Participation 25.5%

VII. COMMUNITY OUTREACH

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

In May 2026, the project team continued to update the project website with critical project information and project updates. Project meetings and community outreach events are being posted throughout the City of Medford, including electronically on city website and social media pages. The project team will also continue having a presence at various events throughout the City to be available for questions and comments.

Leftfield, LLC	Jennifer Carlson	Progress Report as of Date 5/31/2026

District Name	Medford	MSBA ID	202301760505
School Name	Medford High	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Jenny Graham
Project Director	Jennifer Carlson	Total Project Budget (ProPay)	$3,000,000
Designer Firm Name	Symmes Maini & McKee Associates, Inc.	Encumbered (Reporting Period)	$0
Principal	Matthew Rice	Encumbered (to Date)	$2,687,883
General Contractor Firm Name		Total Project Invoices Received (to Date)	$1,301,689
General Contractor Contact Name		Project Completion Percentage	43%

OPM — Leftfield, LLC — Progress Report as of Date 5/31/2026

Contract Summary		Payment Summary	
Original Contract Amount	$525,000	Total Contract Amount	$542,600
Contract Amendments (to Date)	1	Invoices Paid (to Date)	$255,000
Value of Contract Amendments (to Date)	$17,600	Invoices Received (Reporting Period)	$25,000
Total Contract Amount	$542,600	Contract Amount Remaining	$262,600
Contract Amendments as Percentage of Original Contract Amount	3.4%		

OPM Activities (Reporting Period)	-05/05/26 Weekly Team Meeting -05/05/26 Weekly Leadership Team Meeting -05/06/26 Medford HS – Andrews MS Open House -05/07/26 Medford HS – McGlynn MS Open House -05/09/26 Medford HS – Disability Fair -05/11/26 Community Forum #4 -05/12/26 Weekly Team Meeting -05/12/26 Weekly Leadership Team Meeting -05/13/26 Medford HS – Abutters Meeting -05/13/26 Medford HS – Chorus & Music Concert -05/16/26 Medford HS – Haitian Flag Day -05/19/26 Weekly Team Meeting -05/19/26 Weekly Leadership Team Meeting -05/20/26 SBC Meeting -05/26/26 Weekly Team Meeting -05/26/26 Weekly Leadership Team Meeting
Project Budget Status	Reference the attached Total Project Budget and Cash Flow reports dated 5/31/26.
MSBA Closeout Status	
Potential Issues	

DESIGNER — Symmes Maini & McKee Associates, Inc. — Progress Report as of Date 5/31/2026

Contract Summary		Payment Summary	
Original Contract Amount	$2,119,983	Total Contract Amount	$2,145,283
Contract Amendments (to Date)	0	Invoices Paid (to Date)	$885,643
Value of Contract Amendments (to Date)	$25,300	Invoices Received (Reporting Period)	$145,615
Total Contract Amount	$2,145,283	Contract Amount Remaining	$1,114,025
Contract Amendments as Percentage of Original Contract Amount	1.2%		

MBE/WBE		Workforce Participation	
MBE Percentage	5.4%	Total Hours	6,016
MBE Actual	1.9%	Minority Hours	2,717
WBE Percentage	10.4%	Minority Percentage	5.4%
WBE Actual	27.9%	Minority Workforce Participation	45.2%
		Female Hours	1,535
		Female Percentage	10.4%
		Female Workforce Participation	25.5%

RFIs and Submittals			
RFIs Issued (Reporting Period)			
Total RFIs Issued (to Date)	0		
Remaining Open RFIs – Past 30 Days			
Notes			
Remaining Open RFIs – Past 60 Days			
Notes			
Remaining Open RFIs – Past 90 Days			
Notes			
Submittals Received (Reporting Period)			
Total Submittals Received (to Date)	0		
Submittals Reviewed (Reporting Period)			
Total Submittals Reviewed (to Date)	0		
Comments (Remaining Open Submittals)			
Phase	Feasibility Study	Phase Scheduled Completion Date	6/30/2027
Designer Activities (Reporting Period)	-05/05/26 Weekly Team Meeting -05/05/26 Weekly Leadership Team Meeting -05/06/26 Medford HS – Andrews MS Open House -05/07/26 Medford HS – McGlynn MS Open House -05/09/26 Medford HS – Disability Fair -05/11/26 Community Forum #4 -05/12/26 Weekly Team Meeting -05/12/26 Weekly Leadership Team Meeting -05/13/26 Medford HS – Abutters Meeting -05/13/26 Medford HS – Chorus & Music Concert -05/16/26 Medford HS – Haitian Flag Day -05/19/26 Weekly Team Meeting -05/19/26 Weekly Leadership Team Meeting -05/20/26 SBC Meeting -05/26/26 Weekly Team Meeting -05/26/26 Weekly Leadership Team Meeting		
30 Day Look Ahead			
Commissioning Consultant			
Commissioning Consultant Status			

GENERAL CONTRACTOR

Progress Report as of Date 5/31/2026

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

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

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

Certification

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

Project Director/Project Manager

Linda E. Liporto — Print Name

 — Signature

June 8, 2026 — Date

LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

Medford High School - Medford, MA — **May 31, 2026**

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
	FEASIBILITY STUDY AGREEMENT									
0001-0000	OPM Feasibility Study/Schematic Design	$ 600,000	$ -	$ 600,000	$ 542,600	90%	$ 280,000	47%	$ 320,000	
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,500,000	$ 91,536	$ 1,591,536	$ 1,591,536	100%	$ 630,000	40%	$ -	BRR#1
0003-0000	Environmental & Site	$ 400,000	$ 128,447	$ 528,447	$ 553,747	105%	$ 391,689	74%	$ 136,758	BRR#1
0004-0000	Other	$ 500,000	$ (219,983)	$ 280,017	$ -	0%	$ -	0%	$ 280,017	BRR#1
	SUB-TOTAL	**$ 3,000,000**	**$ -**	**$ 3,000,000**	**$ 2,687,883**	**90%**	**$ 1,301,689**	**43%**	**$ 736,775**	
	TOTAL PROJECT BUDGET	**$ 3,000,000**	**$ -**	**$ 3,000,000**	**$ 2,687,883**	**90%**	**$ 1,301,689**	**43%**	**$ 1,698,311**	

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.
Maximum State Share	$ 1,599,600	$ 1,599,600
Local Share	$ 1,400,400	$ 1,400,400
SUB-TOTAL	**$ 3,000,000**	**$ 3,000,000**

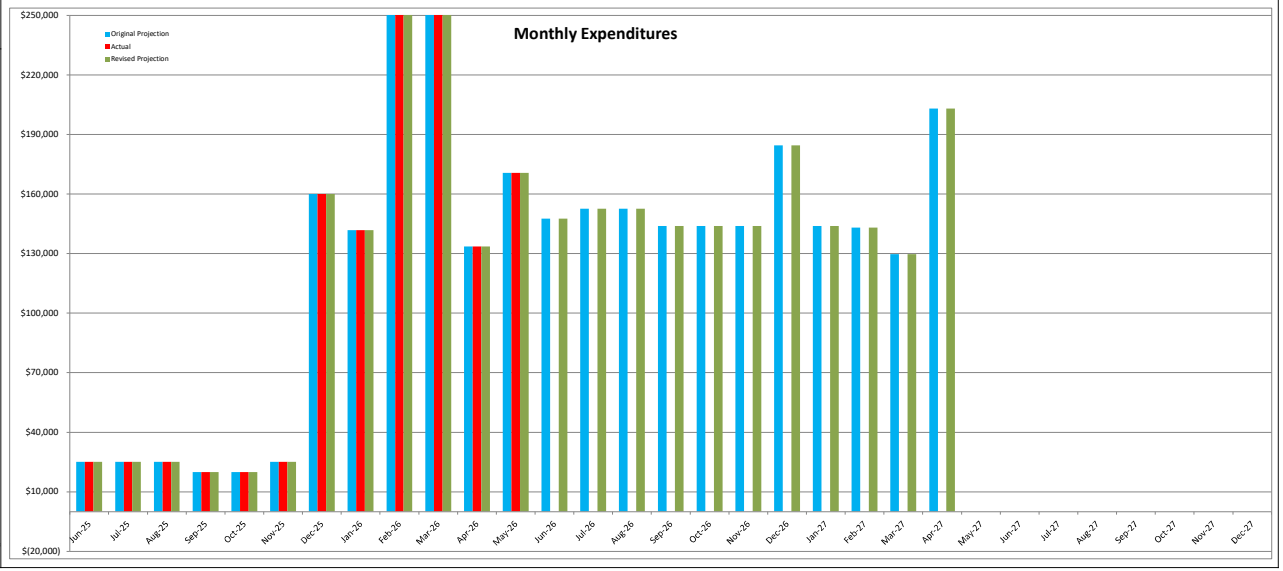
Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
$ 3,000,000		$ -		53.32%

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

Medford High School - Medford, MA — May 31, 2026

Monthly Cash Flow

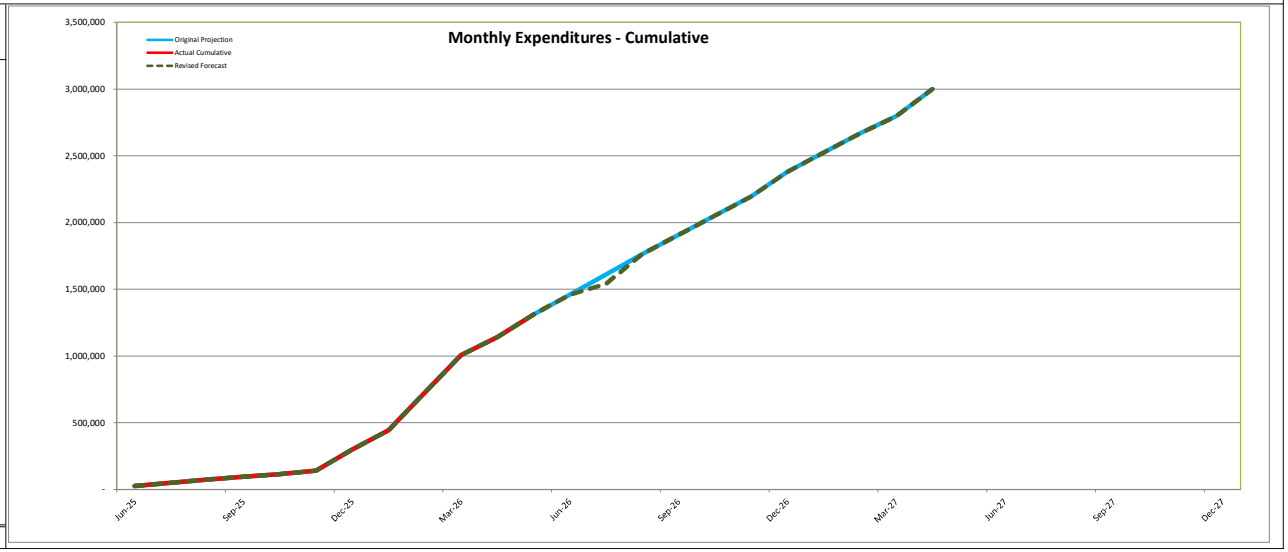
Date	Original Projection	Actual	Revised Projection
Jun-25	$ 25,000	$ 25,000	$ 25,000
Jul-25	$ 25,000	$ 25,000	$ 25,000
Aug-25	$ 25,000	$ 25,000	$ 25,000
Sep-25	$ 20,000	$ 20,000	$ 20,000
Oct-25	$ 20,000	$ 20,000	$ 20,000
Nov-25	$ 25,000	$ 25,000	$ 25,000
Dec-25	$ 160,000	$ 160,000	$ 160,000
Jan-26	$ 141,900	$ 141,900	$ 141,900
Feb-26	$ 283,969	$ 283,969	$ 283,969
Mar-26	$ 281,206	$ 281,206	$ 281,206
Apr-26	$ 133,568	$ 133,568	$ 133,568
May-26	$ 170,615	$ 170,615	$ 170,615
Jun-26	$ 147,550		$ 147,550
Jul-26	$ 152,550		$ 152,550
Aug-26	$ 152,550		$ 152,550
Sep-26	$ 143,907		$ 143,907
Oct-26	$ 143,907		$ 143,907
Nov-26	$ 143,907		$ 143,907
Dec-26	$ 184,586		$ 184,586
Jan-27	$ 143,907		$ 143,907
Feb-27	$ 143,156		$ 143,156
Mar-27	$ 129,692		$ 129,692
Apr-27	$ 203,028		$ 203,028
May-27			
Jun-27			
Jul-27			
Aug-27			
Sep-27			
Oct-27			
Nov-27			
Dec-27			
Total:	**$ 3,000,000**	**$ 1,311,258**	**$ 3,000,000**



Medford High School - Medford, MA — May 31, 2026

Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Jun-25	25,000	$ 25,000	$ 25,000
Jul-25	50,000	$ 50,000	$ 50,000
Aug-25	75,000	$ 75,000	$ 75,000
Sep-25	95,000	$ 95,000	$ 95,000
Oct-25	115,000	$ 115,000	$ 115,000
Nov-25	140,000	$ 140,000	$ 140,000
Dec-25	300,000	$ 300,000	$ 300,000
Jan-26	441,900	$ 441,900	$ 441,900
Feb-26	725,869	$ 725,869	$ 725,869
Mar-26	1,007,075	$ 1,007,075	$ 1,007,075
Apr-26	1,140,643	$ 1,140,643	$ 1,140,643
May-26	1,311,258	$ 1,311,258	$ 1,311,258
Jun-26	1,458,808		$ 1,458,808
Jul-26	1,611,359		$ 1,541,192
Aug-26	1,763,909		$ 1,763,909
Sep-26	1,907,817		$ 1,907,817
Oct-26	2,051,724		$ 2,051,724
Nov-26	2,195,631		$ 2,195,631
Dec-26	2,380,218		$ 2,380,218
Jan-27	2,524,125		$ 2,524,125
Feb-27	2,667,281		$ 2,667,281
Mar-27	2,796,973		$ 2,796,973
Apr-27	3,000,000		$ 3,000,000
May-27			
Jun-27			
Jul-27			
Aug-27			
Sep-27			
Oct-27			
Nov-27			
Dec-27			
Total:	**$ 3,000,000**	**$ 1,311,258**	**$ 3,000,000**

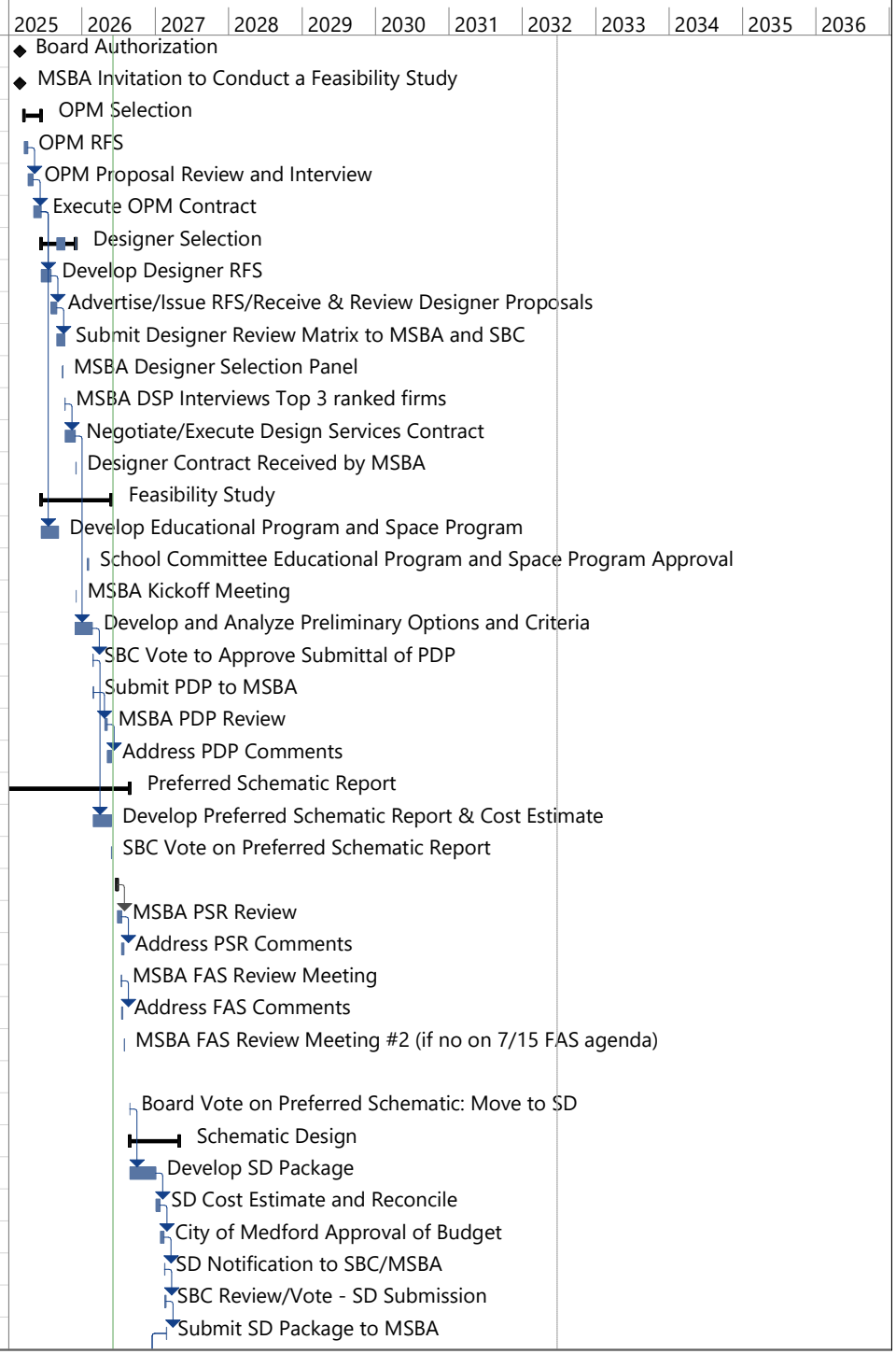


LeftField
THE RIGHT CHOICE IN PROJECT MANAGEMENT

MEDFORD HIGH SCHOOL - Preliminary Project Schedule

Monthly Report May 31, 2026

ID	Task Name	Start	Finish
1	**Board Authorization**	**Wed 2/26/25**	**Wed 2/26/25**
2	MSBA Invitation to Conduct a Feasibility Study	Wed 2/26/25	Wed 2/26/25
3	**OPM Selection**	**Wed 3/19/25**	**Wed 6/11/25**
4	OPM RFS	Wed 3/19/25	Fri 4/4/25
5	OPM Proposal Review and Interview	Mon 4/7/25	Fri 5/2/25
6	Execute OPM Contract	Mon 5/5/25	Wed 6/11/25
7	**Designer Selection**	**Thu 6/12/25**	**Mon 12/1/25**
8	Develop Designer RFS	Thu 6/12/25	Tue 7/29/25
9	Advertise/Issue RFS/Receive & Review Designer Proposals	Wed 7/30/25	Wed 8/27/25
10	Submit Designer Review Matrix to MSBA and SBC	Thu 8/28/25	Mon 10/6/25
11	MSBA Designer Selection Panel	Thu 9/25/25	Thu 9/25/25
12	MSBA DSP Interviews Top 3 ranked firms	Tue 10/7/25	Tue 10/7/25
13	Negotiate/Execute Design Services Contract	Wed 10/8/25	Wed 11/26/25
14	Designer Contract Received by MSBA	Mon 12/1/25	Mon 12/1/25
15	**Feasibility Study**	**Thu 6/12/25**	**Tue 5/26/26**
16	Develop Educational Program and Space Program	Thu 6/12/25	Fri 9/5/25
17	School Committee Educational Program and Space Program Approval	Mon 1/26/26	Mon 2/2/26
18	MSBA Kickoff Meeting	Tue 12/2/25	Tue 12/2/25
19	Develop and Analyze Preliminary Options and Criteria	Fri 11/28/25	Fri 2/20/26
20	SBC Vote to Approve Submittal of PDP	Mon 2/23/26	Mon 2/23/26
21	Submit PDP to MSBA	Wed 2/25/26	Wed 2/25/26
22	MSBA PDP Review	Thu 4/23/26	Tue 5/5/26
23	Address PDP Comments	Wed 5/6/26	Tue 5/26/26
24	**Preferred Schematic Report**	**Fri 7/29/16**	**Wed 8/26/26**
25	Develop Preferred Schematic Report & Cost Estimate	Tue 2/24/26	Tue 5/26/26
26	SBC Vote on Preferred Schematic Report	Wed 5/27/26	Wed 5/27/26
27	**Submit Preferred Schematic Report to MSBA**	**Thu 6/25/26**	**Thu 6/25/26**
28	MSBA PSR Review	Fri 6/26/26	Wed 7/15/26
29	Address PSR Comments	Thu 7/16/26	Tue 7/28/26
30	MSBA FAS Review Meeting	Wed 7/15/26	Wed 7/15/26
31	Address FAS Comments	Thu 7/16/26	Wed 7/22/26
32	MSBA FAS Review Meeting #2 (if no on 7/15 FAS agenda)	Wed 7/29/26	Wed 7/29/26
33	Address FAS Comments #2 (if 7/29 FAS is attended)	Fri 7/29/16	Fri 8/5/16
34	Board Vote on Preferred Schematic: Move to SD	Wed 8/26/26	Wed 8/26/26
35	**Schematic Design**	**Thu 8/27/26**	**Thu 4/29/27**
36	Develop SD Package	Thu 8/27/26	Fri 1/1/27
37	SD Cost Estimate and Reconcile	Mon 1/4/27	Fri 1/22/27
38	City of Medford Approval of Budget	Mon 1/25/27	Fri 2/12/27
39	SD Notification to SBC/MSBA	Mon 2/15/27	Mon 2/15/27
40	SBC Review/Vote - SD Submission	Tue 2/16/27	Mon 2/22/27
41	Submit SD Package to MSBA	Wed 2/24/27	Wed 2/24/27



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MEDFORD HIGH SCHOOL - Preliminary Project Schedule

Monthly Report May 31, 2026

ID	Task Name	Start	Finish
42	MBSA Review / Comments and Project Team Response Period	Wed 2/24/27	Wed 3/24/27
43	Address MBSA Comments	Thu 3/25/27	Wed 4/7/27
44	MSBA Board of Directors Meeting	Thu 4/1/27	Thu 4/1/27
45	Project Scope and Budget Agreement Executed	Fri 4/2/27	Thu 4/29/27
46	**DESE Review**	**Wed 2/24/27**	**Fri 6/4/27**
47	MSBA Review of DESE Submittal	Wed 2/24/27	Thu 3/4/27
48	DESE Review and Approval	Fri 3/5/27	Fri 5/28/27
49	DESE Sped Submission Review and Approval	Mon 5/31/27	Fri 6/4/27
50	**Local Funding Approval / Project Funding Agreement**	**Mon 3/1/27**	**Fri 6/11/27**
51	City of Medford Vote for Approval of Funding	Mon 3/1/27	Fri 3/26/27
52	Local Actions and Approvals forwarded to MSBA	Mon 3/29/27	Fri 4/2/27
53	Project Funding Agreement	Fri 4/30/27	Fri 6/11/27
54	**Design Development**	**Mon 3/29/27**	**Wed 12/15/27**
63	**Contract Documents**	**Wed 10/27/27**	**Fri 5/5/28**
77	**LEED**	**Wed 10/27/27**	**Fri 6/27/31**
86	**CM at Risk Procurement**	**Fri 6/30/23**	**Tue 10/10/23**
96	**Trade Sub-Contractor Pre-Qualifications**	**Wed 10/11/23**	**Wed 4/3/24**
121	**Permitting and Regulatory Filing Requirements**	**Tue 12/1/20**	**Fri 5/5/28**
137	**Bid Phases**	**Wed 10/20/27**	**Fri 6/16/28**
140	**Construction (Final duration to be finalized per selected option)**	**Mon 6/19/28**	**Tue 6/22/32**
144	**Closeout**	**Wed 6/5/30**	**Wed 8/7/30**
150	**New Medford High School Opens for Classes**	**Wed 8/7/30**	**Wed 8/7/30**
151	**Project Closeout Phase**	**Wed 7/17/30**	**Tue 12/30/31**

