Medford High School

Medford Comprehensive High School Building Committee Meeting

07/22/2026



smma

LeftField

Agency
Landscape + Planning

Agenda

- Roll call
- Approval of Meeting Minutes for June 18, 2026
- Approval of Invoices, Amendment
- Report on FAS Meeting
- Teen Health Center
- Project Adjacencies and Related Efficiencies for: Medical, Guidance, Custodial and Maintenance
- Design Update
- Adjournment

Approvals

Invoice Approvals

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	6/30/2026	LeftField	195500	OPM Feasibility Study/Schematic Design	OPM Feasibility Study Services from June 1 - 30, 2026	$ 20,000.00
0002-0000	6/30/2026	SMMA	64908	A&E Feasibility Study/Schematic Design	A&E Feasibility Study Services from June 1 - 30, 2026	$ 90,000.00
0003-0000	6/30/2026	SMMA	64908	Environmental & Site	Environment & Site Feasibility Study Services from June 1 - 30, 2026	$ 45,375.00
					TOTAL:	**$ 155,375.00**

Feasibility Study Budget Update

Category	Feasibility Study Budget	Committed to Date	Spent to Date
OPM Feasibility Study/Schematic Design	$ 600,000	$ 542,600	$ 300,000
A&E Feasibility Study/Schematic Design	$ 1,591,536	$ 1,591,536	$ 720,000
Environmental & Site	$ 528,447	$ 553,747	$ 437,064
Other	$ 280,017	$ -	$ -
SUB-TOTAL	$ 3,000,000	$ 2,687,883	$ 1,457,064

Design Team Amendment #2

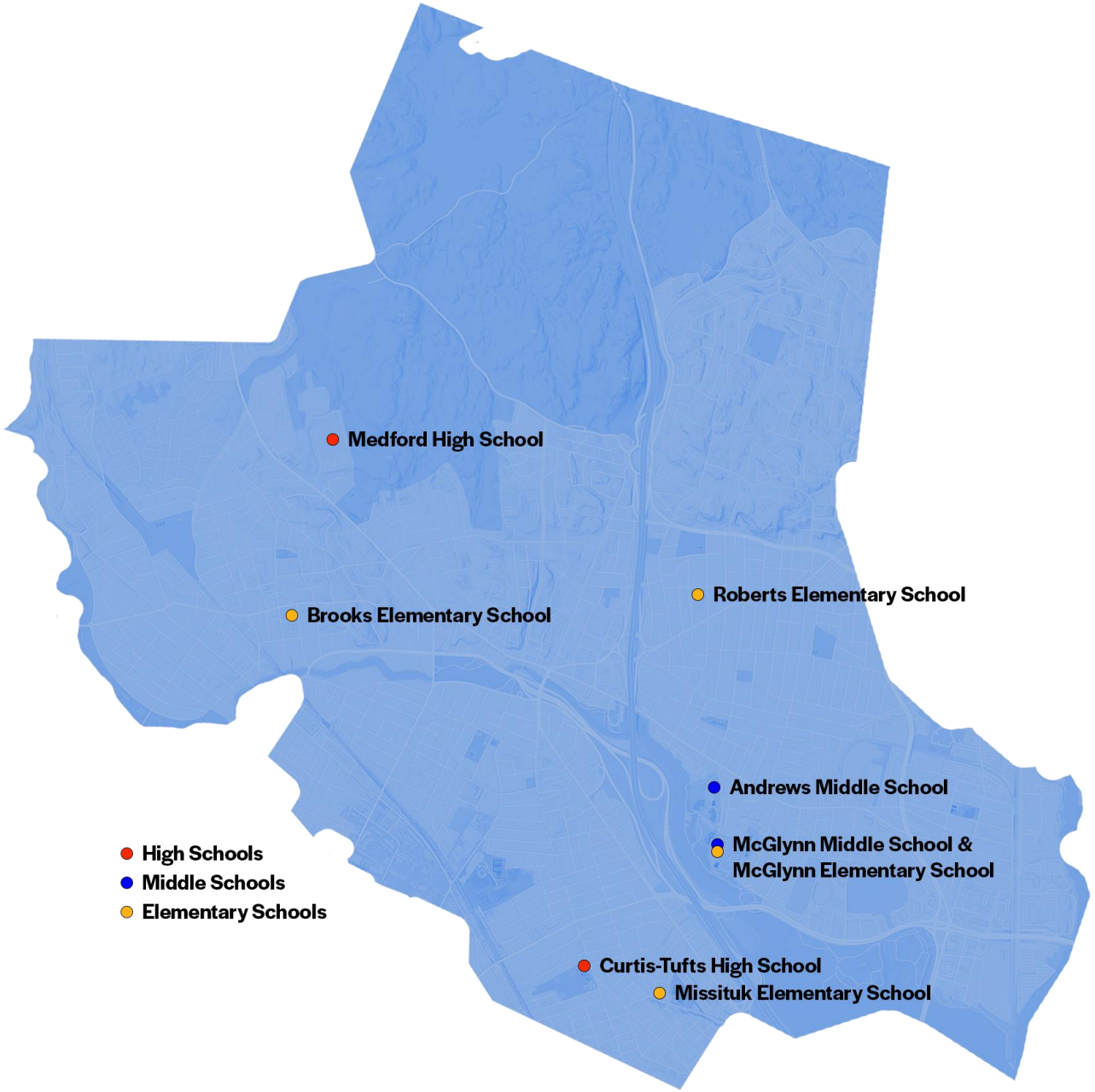
REIMBURSABLE CONSULTANTING	Proposed by	Cost (with markup)	Billing Terms	Notes
Geothermal Consulting	Haley & Aldrich	$22,000.00	Lump Sum	Bore covered by grant. Consulting only
Geothermal Consulting	Haley & Aldrich	$8,250.00	Hourly	Additional modeling if required.
PV Solar Design	Solar Design Associates	$27,665.00	Lump Sum	Required to develop PV scope
Pool Design Consultant	Aquatic Design Group	$15,400.00	Lump Sum	Scope related to renovation of existing pool
Pool Design (new basin)	Aquatic Design Group	$9,130.00	Lump Sum	Additional scope if Learn to Swim basin added
Pool Testing - equipment	Fillion	$6,050.00	Per Proposal	
Pool Testing - pool structure	Thompson & Lichtner	$6,374.50	Lump Sum	
TOTAL AMENDMENT		**$94,869.50**		

FAS Meeting Report

Medford Public Schools Vision

- A school where every student, educator, and family feels **seen, valued, and belongs**
- A **welcoming and accessible community hub** that supports learning, engagement, and connection during and beyond the school day
- Learning experiences that are **purposeful, relevant, rigorous, joyful, and connected to the real world**
- **Flexible, purposeful, and human-centered spaces** that support collaboration, movement, and multiple modes of teaching and learning
- A place that **centers student voice**, agency, and leadership

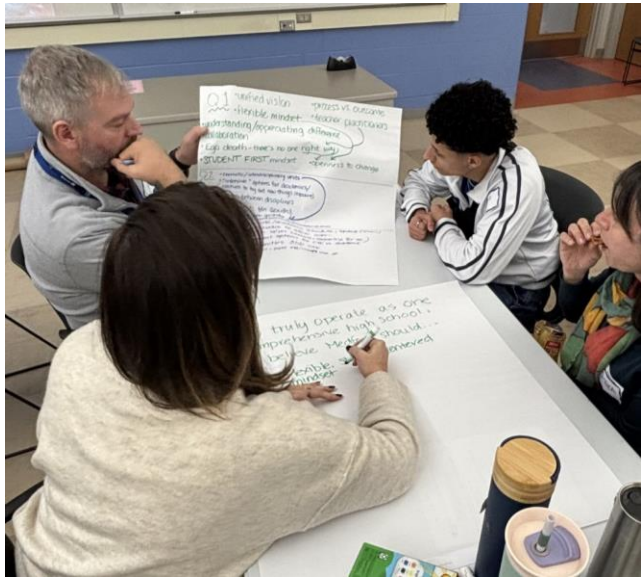
A new Medford High School will be future-ready adaptable, sustainable, and able to evolve with changing student needs and educational practices



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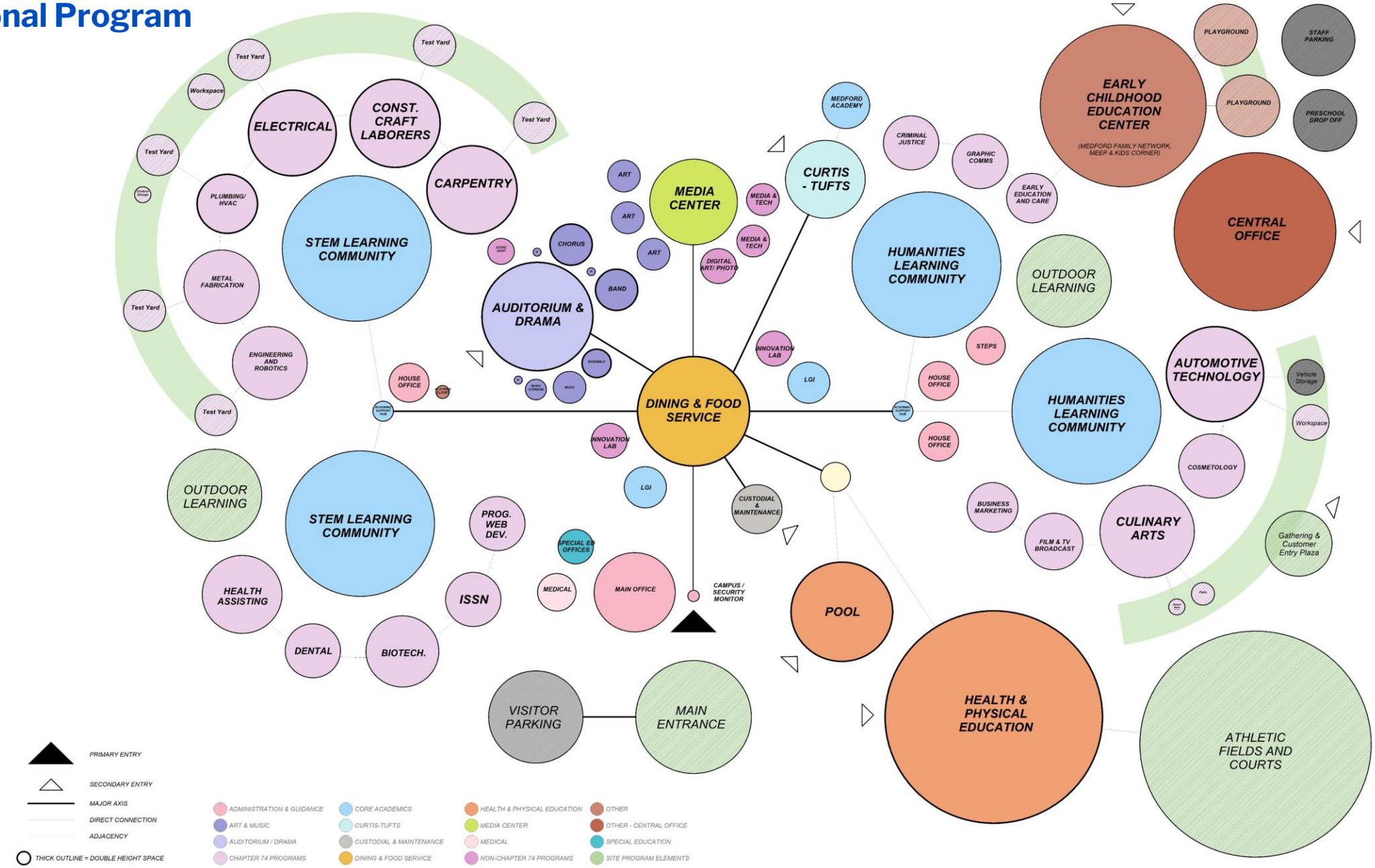
Educational Program Highlights

- **House-based learning communities** that provide every student with consistent academic, behavioral, and social-emotional supports throughout grades 9-12
- **Flexible instructional neighborhoods** organized around classroom clusters, collaboration hubs, breakout spaces, and teacher planning areas that support project-based and interdisciplinary learning
- **Integration of Career & Technical Education pathways with academic programs** to create a connected "one school community"
- Classroom **configurations** that support **academic discourse**, student **presentations**, **public display** of work, and **multiple** learning **modalities**
- **Strategic adjacencies** between Science, Engineering, Robotics, Biotechnology, Allied Health, and other related academic and career pathways
- **Integrated student support services**, including counseling, behavioral health, Special Education, therapeutic programming, and multilingual learner supports
- **Expanded opportunities** for internships, capstone experiences, community partnerships, and authentic college and career exploration
- **Organizational and character-defining elements** such as House Offices, collaboration hubs, the College & Career Exploration Center, community gathering spaces, and environmental learning opportunities connected to the Mystic River and Middlesex Fells





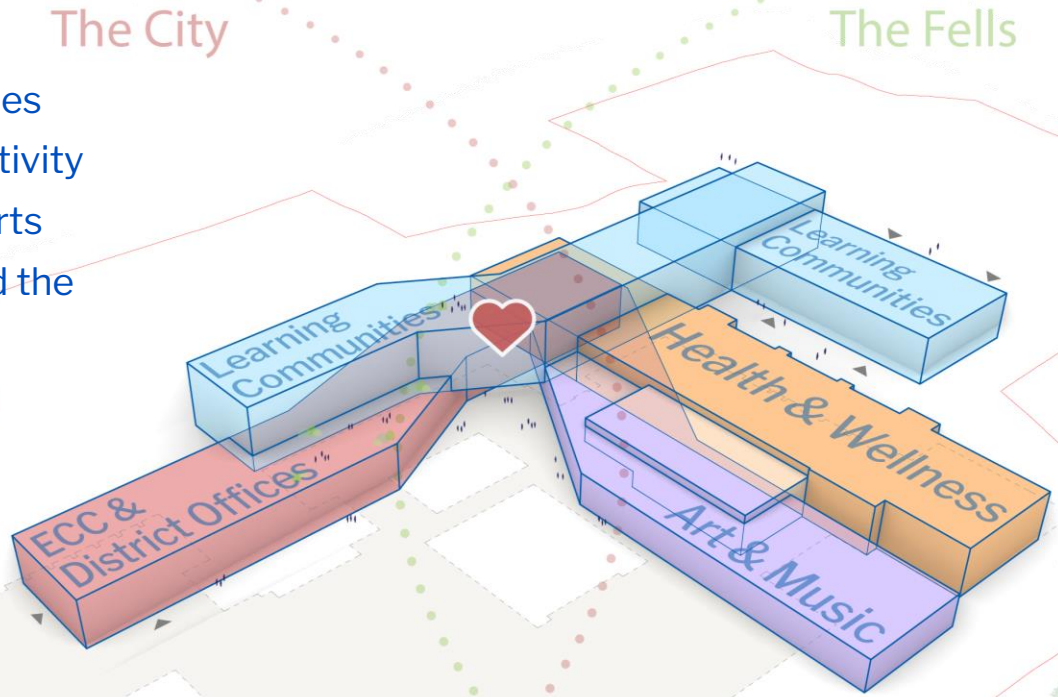
Educational Program



Project Design Vision

Educational Program Integration

- Academic Neighborhoods
- Interdisciplinary Adjacencies
- Transparency and Connectivity
- Integrated Student Supports
- Connections to Nature and the Outdoors
- A School with a Vibrant Heart at its Center





Addition/Renovation Axonometric Diagram

New Addition Mass

Renovated Mass

Site Goals:

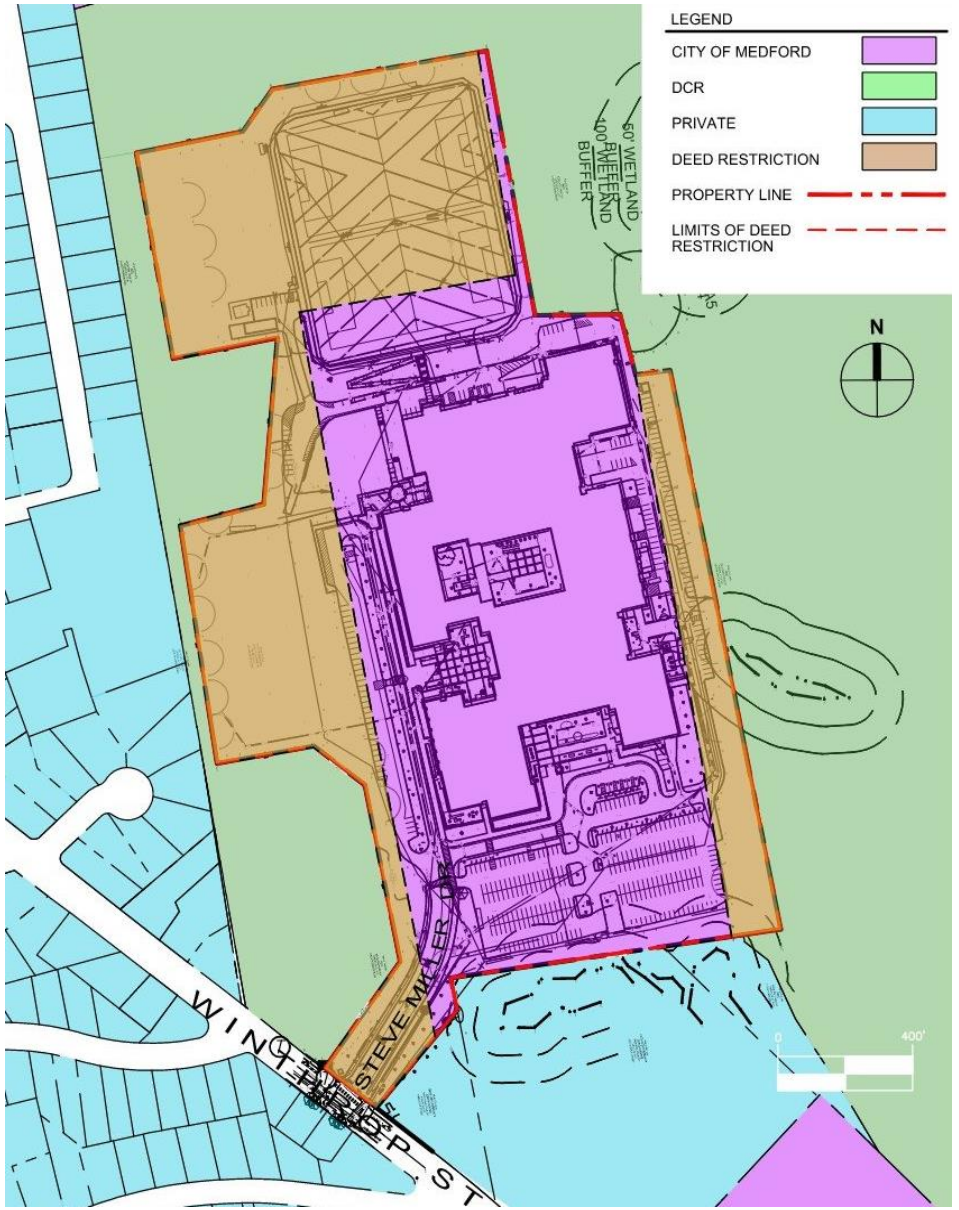
- Pedestrian-friendly Campus
- Improved Vehicular and Pedestrian Flows
- Enhanced Public Safety
- Improved Stormwater Management
- Mitigate Impacts to Neighbors

Facility Goals:

- Universal Accessibility
- Safe and Easily Secured for Multiple Uses
- Easy to Maintain
- Healthy, Energy Efficient and Resilient

Site Program Plan and Land Use Restriction Plan





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Site Plan showing Solar Orientation and (Level 3) Ground Floor Plan



Program Plan Diagrams - First Floor

C.2.2A
Level 1
+80

PROGRAM LEGEND (ADDITION/RENOVATION)

- Core Academic
- Teacher Planning
- Science & Support
- Special Education
- Curtis-Tufts
- Art & Music
- Vocations & Technology Non-Chapter 74 Programs
- Vocations & Technology Chapter 74 Programs
- Health & Physical Education (Including Pool)
- Media Center
- Auditorium / Drama
- Dining Commons
- Food Service
- Medical
- Administration & Guidance
- Custodial & Maintenance
- Other (Including District Wide Services)
- Mechanical / Non-programmed space

- Primary Entry
- Secondary Entry
- Unexcavated / Below Grade
- Outdoor Learning
- Roof / PV Area
- Expansion Area
- Existing Building to be removed
- Renovated Area
- "CR" Classroom

10 50 100 200

N



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Program Plan Diagrams - Second Floor

C.2.2A
Level 2
+96.33

PROGRAM LEGEND (ADDITION/RENOVATION)

- Core Academic
- Teacher Planning
- Science & Support
- Special Education
- Curtis-Tufts
- Art & Music
- Vocations & Technology Non-Chapter 74 Programs
- Vocations & Technology Chapter 74 Programs
- Health & Physical Education (Including Pool)
- Media Center
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- Existing Building to be removed
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- "CR" Classroom

10 50 100 200

N



Agency
Landscape + Planning

Program Plan Diagrams - Third Floor

C.2.2A
Level 3
+109.21

PROGRAM LEGEND (ADDITION/RENOVATION)

- Core Academic
- Teacher Planning
- Science & Support
- Special Education
- Curtis-Tufts
- Art & Music
- Vocations & Technology Non-Chapter 74 Programs
- Vocations & Technology Chapter 74 Programs
- Health & Physical Education (Including Pool)
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- Renovated Area
- "CR" Classroom

10 50 100 200



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Program Plan Diagrams - Fourth Floor

C.2.2A
Level 4
+125

PROGRAM LEGEND (ADDITION/RENOVATION)

- Core Academic
- Teacher Planning
- Science & Support
- Special Education
- Curtis-Tufts
- Art & Music
- Vocations & Technology Non-Chapter 74 Programs
- Vocations & Technology Chapter 74 Programs
- Health & Physical Education (Including Pool)
- Media Center
- Auditorium / Drama
- Dining Commons
- Food Service
- Medical
- Administration & Guidance
- Custodial & Maintenance
- Other (Including District Wide Services)
- Mechanical / Non-programmed space

- Primary Entry
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- Outdoor Learning
- Roof / PV Area
- Expansion Area
- Existing Building to be removed
- Renovated Area
- "CR" Classroom

10 50 100 200



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Program Plan Diagrams - Fifth Floor

C.2.2A
Level 5
+141

PROGRAM LEGEND (ADDITION/RENOVATION)

- Core Academic
- Teacher Planning
- Science & Support
- Special Education
- Curtis-Tufts
- Art & Music
- Vocations & Technology Non-Chapter 74 Programs
- Vocations & Technology Chapter 74 Programs
- Health & Physical Education (Including Pool)
- Media Center
- Auditorium / Drama
- Dining Commons
- Food Service
- Medical
- Administration & Guidance
- Custodial & Maintenance
- Other (Including District Wide Services)
- Mechanical / Non-programmed space

- Primary Entry
- Secondary Entry
- Unexcavated / Below Grade
- Outdoor Learning
- Roof / PV Area
- Expansion Area
- Existing Building to be removed
- Renovated Area
- "CR" Classroom

10 50 100 200 N



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Program Plan Diagrams - Sixth Floor

C.2.2A
Level 6
+157

PROGRAM LEGEND (ADDITION/RENOVATION)

- Core Academic
- Teacher Planning
- Science & Support
- Special Education
- Curtis-Tufts
- Art & Music
- Vocations & Technology Non-Chapter 74 Programs
- Vocations & Technology Chapter 74 Programs
- Health & Physical Education (Including Pool)
- Media Center
- Auditorium / Drama
- Dining Commons
- Food Service
- Medical
- Administration & Guidance
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- Primary Entry
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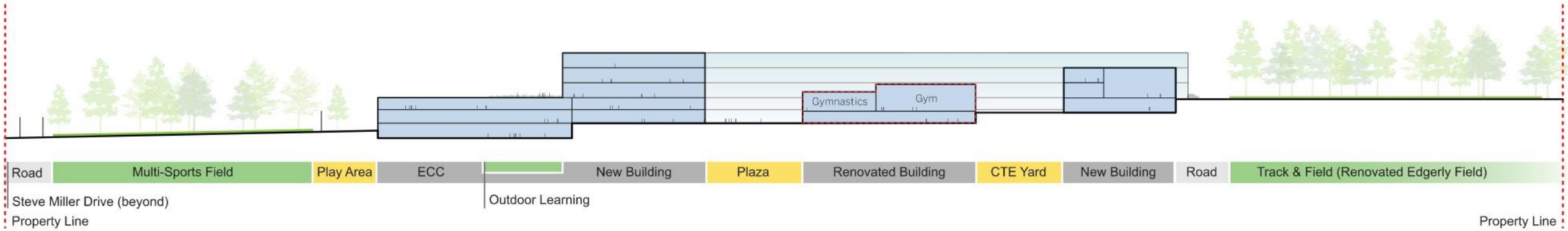
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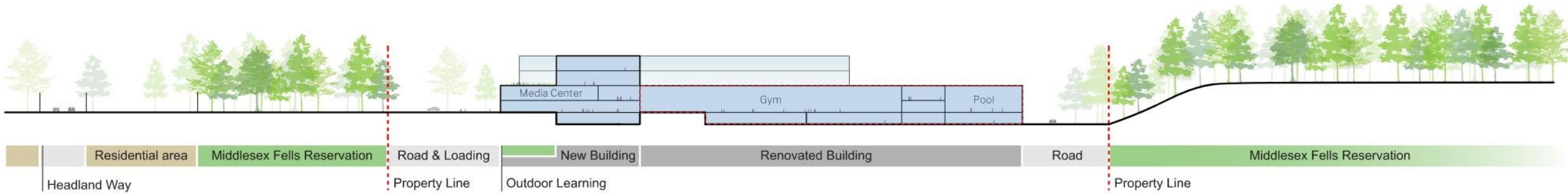


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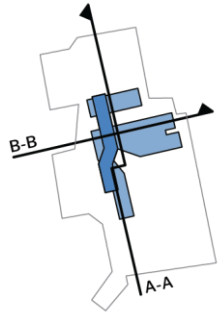
Site and Building Sections



SECTION A-A



SECTION B-B



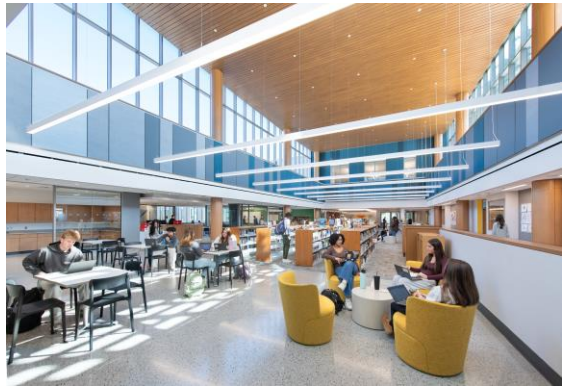
Building and Site Relationship



Character of Interior & Exterior Spaces

We start with belonging and purpose, express that through timeless identity, deliver it with purposeful materials and healthy systems, and enable it through flexible spaces that evolve over time.

- Prioritize durable, timeless, low-maintenance materials with strong lifecycle value, simple detailing, and practical repair or replacement.
- Create warm, modern, welcoming interiors with non-trendy materials, intentional color.
- Create an inclusive, future-focused Medford identity that builds belonging, pride, student ownership, cultural representation, accessibility, and civic connection.
- Create clear, welcoming, and connected wayfinding with cohesive graphics that improve circulation, safety, placemaking, storytelling, and educational engagement.








Variations from MSBA Guidelines

	Existing	Proposed	MSBA	Variation	Comment
Core Academic Spaces	79,561	80,205	68,380	11,825	Includes Medford Academy, (1) Language Lab, (2) LGI's and (2) Academic Support Hubs beyond guidelines
Special Education	21,257	31,105	13,600	17,505	Includes relocation of Curtis-Tufts HS, the District's therapeutic day school and Medford HS-specific Special Ed programming
Art & Music	9,099	10,925	8,200	2,725	Enlarged Band, Chorus and Ensemble to accommodate class sizes, and inclusion of (1) Music CR to support current curriculum
Vocations & Technology	57,887	110,525	116,745	(6,220)	DESE Chapter 74 Recommendations inform the CTE shop sizes for this space category
Health & Physical Education	80,325	63,673	24,012	39,661	Includes renovation of the existing pool, existing gym (30,000 NSF) and existing fitness room and gymnastics gym.
Media Center	8,998	8,619	8,619	0	
Auditorium/Drama	8,488	13,800	10,400	3,400	Includes 1,000 seat auditorium and stage size to match existing
Dining & Food Service	17,952	14,068	11,368	2,700	Includes additional area for functional scramble serving area and kitchen area for dishwashing
Medical	1,250	1,660	1,210	450	Includes area for (2) nurses' offices beyond guideline to align with staffing
Administration & Guidance	13,988	13,054	5,213	7,841	Variation in area supports current HS admin staffing model and STEPS program
Custodial & Maintenance	2,241	2,822	2,671	151	Includes (1) dedicated Tech Support office beyond guideline per current staffing
Other	39,099	55,405	0	55,405	Includes MEEP Preschool, Medford Family Network, Municipal Daycare, Central Office, Teen Health Center, Medford Community Media, Community Meeting Space and Community Partner Rental Spaces
Total Building Net Floor Area	**340,145**	**405,861**	**270,418**	**135,443**	
Total Building Gross Floor Area	**522,200**	**608,792**	**405,627**	**203,165**	
Grossing Factor (GFA/NFA)	1.54	1.50	1.50	0	

Sustainable Design

Project Sustainable Design Givens

- **MSBA Green School Policy**

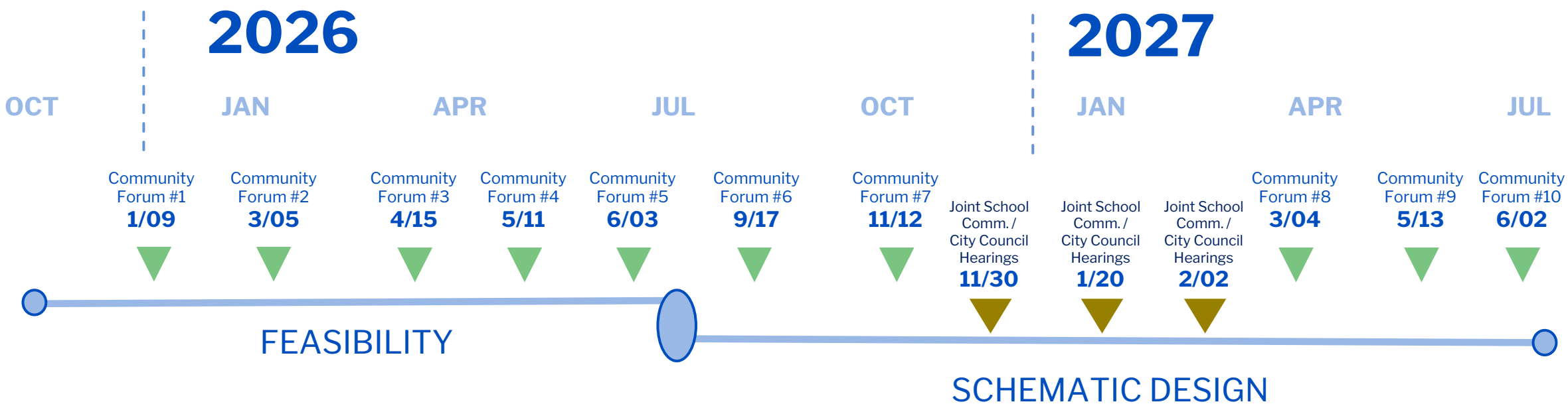
  Base Requirements:

  - LEED certification (Silver)
    - MA Stretch Energy Code
  - Additional Reimbursement - 4%
    - 1%- LEED Materials and IAQ criteria
    - 3% - MA Specialized Stretch Energy Code
- **EV Charging Stations**
  - 10% installed (LEED)
  - 10% readiness (MA Stretch Code)

Additional Sustainable Design Goals

- **Net Zero Energy (NZE)**
  - Robust, well insulated and airtight building enclosure
  - All-electric HVAC systems, such as Ground Source Heat Pumps
  - All-electric domestic hot water (DWH) systems and kitchens
  - High efficiency lighting and electrical systems and controls
  - Solar Photovoltaic (PV) and Battery Storage Systems
  - EUI goal of 35 kBtu/SF/yr. (school)
- **Embodied Carbon Reduction Goal** (20%)
- **Red List Free Materials**

Community Outreach



The project team has participated in over **35** public meetings to date, including **28** MCHSBC Meetings, **5** Community Forums and **2** Abutters Meetings. Additionally, there have been **12** Advisory Team meetings, tables at **10** Community Events and **3** First Responders Meetings.

The Schematic Design phase will include a similar level of community outreach to stakeholders.





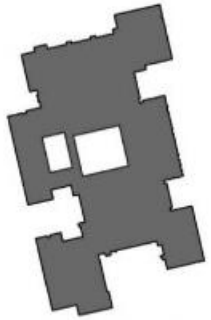
Project Timeline and Construction Phasing Approach

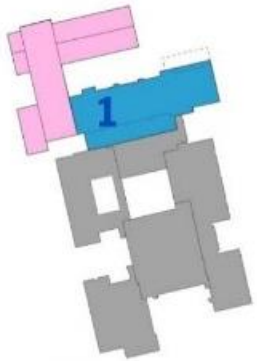
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FAS

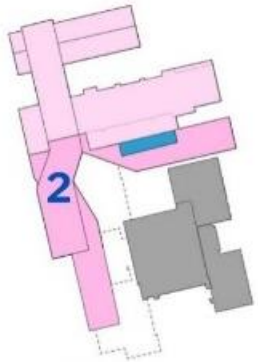
MSBA Approval
April 2027

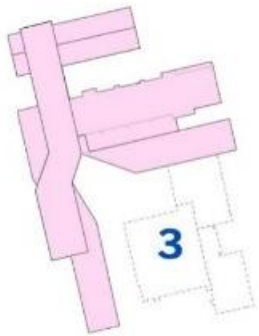
City Vote
June 8, 2027

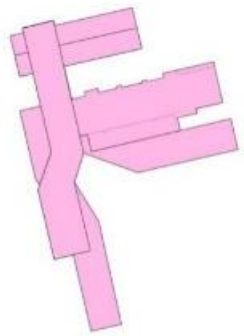
2026	2027	2028	2029	2031	2032	2033	2034
Feasibility Study	**Schematic Design**	**Approvals**	**Design Development**	**Construction Documents**	**Bid / Construction**		
10/2025—6/2026	*8/2026—4/2027*		*6/2027—6/2028*	*7/2028—5/2029*	*6/2028—7/2033 (building) Sitework complete 2034*		











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

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Preliminary Design Pricing Table

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space ($*/SF)	Square Feet of New Construction ($*/SF)	Site, Building Takedown, Haz Mat Etc. ($*)	Estimated Total Construction** ($*)	Estimated Total Project Costs ($)
Option A.1 (Code Upgrade)	522,205 sf	522,205 sf $ 803.30 $/sf	sf $ - $/sf	$ 14,064,640	$ 433,553,951 $ 830.24 $/sf	$ 528,935,820
Option B.1.2 (Addition Renovation that reuses the majority of the existing building)	608,792 sf	439,221 sf $ 794.68 $/sf	169,571 sf $ 1,482.66 $/sf	$ 43,419,923	$ 643,877,591 $ 1,057.63 $/sf	$ 809,050,661
Option C.2.2A * (Addition Renovation that reuses the Gym, Pool and a portion of PE/Dining wings)**	**608,792 sf**	**118,867 sf** **$ 935.01 $/sf**	**489,925 sf** **$ 1,005.55 $/sf**	**$ 47,333,468**	**$ 651,120,828** **$ 1,069.53 $/sf**	**$ 794,367,410**
Option C.2.2A-HS (Same as C.2.2A, but with Grades 9-12 High School programs only)	520,733 sf	118,867 sf $ 935.01 $/sf	401,866 sf $ 1,028.68 $/sf	$ 47,333,468	$ 571,867,819 $ 1,098.20 $/sf	$ 697,678,739
Option C.3.4A (Addition Renovation that reuses the Gym and Pool Wings)	608,792 sf	83,720 sf $ 959.32 $/sf	525,072 sf $ 1,009.04 $/sf	$ 49,738,569	$ 659,869,838 $ 1,083.90 $/sf	$ 805,041,202
Option D.1.1 (New Construction on Parking Lot and Southern Portion of Existing Building)	577,663 sf	- sf $ - $/sf	577,663 sf $ 984.51 $/sf	$ 49,482,050	$ 618,199,760 $ 1,070.17 $/sf	$ 754,203,707
Option D.1.1NP (Same as D.1.1, but no new stand-alone Natatorium)	559,763 sf	- sf $ - $/sf	559,763 sf $ 981.68 $/sf	$ 49,482,050	$ 598,987,666 $ 1,070.07 $/sf	$ 730,764,952

* Marked Up Construction Costs
** Does not include Construction Contingency
*** **District's Preferred Schematic**

Teen Health Center

Teen Health Center Cost Introduction

Addressing Holistic Student Needs & Maximizing Instructional Time

The Holistic Vision:

- A School-Based Community Health Center (SBHC) aims to eliminate traditional barriers (like cost, scheduling, and transportation) by delivering both comprehensive primary medical care and urgent mental health services directly on campus.

The Proven Model:

- In neighboring districts (including Cambridge, Chelsea, Everett, Peabody, Revere, and Somerville), integrated SBHCs have successfully protected valuable instructional time, with 97% of student visits resulting in an immediate return to the classroom.

The Urgent Mental Health Crisis:

- While physical healthcare is a valuable asset, the 2025 Youth Risk Behavior Survey (YRBS) highlights an acute mental health emergency in Medford as the priority
- With 20% of high school students reporting poor mental health, and 25% experiencing debilitating depressive symptoms.

Teen Health Center

Maximizing Fiscal Responsibility & Impact Where It Matters Most

The Utilization Challenge:

- Medford High School's location presents severe utilization hurdles for a full-time medical clinic. Regional data from neighboring districts shows that daily medical patient volume rarely justifies the cost, leaving districts paying for idle full-time medical staff.
- However, maintaining Dr. Sabia's ongoing care and dedication to our students is needed and helpful.
- Youth mental health services are in huge demand, but staffing could be difficult to obtain

The Funding & Staffing Gap:

- A fully staffed clinic requires a Nurse Practitioner, Medical Assistant, Health Advocate, and Behavioral Health Provider.
- State grants (~$150k/year) leave an annual district operational gap of $100,000 to $200,000.
- Medicaid reimbursement could bring significant funds back to the City. Redirecting these specific funds to the district would support the operations of the SBHC.

Program / Other – Teen Health Center

- The PSR submission provides for a Teen Health Center based on programming discussions that occurred in Fall 2025. The details of the space are below:

	PSR PROPOSED		
ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL
Waiting / Reception	250	1	250
Toilet	60	2	120
Exam Room	120	2	240
Office	150	4	600
Staff Room	150	1	150
Storage	100	1	100

- Providing this space in the new MHS is estimated to cost:

Program Alternate	Estimated Construction Cost	Total Project Cost
Teen Health Center	$1,955,765	$2,386,033

Teen Health Center – School Committee Guidance

The School Committee reviewed the opportunity to provide a teen health center as its 7/20/26 meeting and was asked to provide guidance on the following:

- Whether the School Committee is seeking to build these spaces in the new MHS. They are not reimbursable
- Whether the School Committee is able to accept and absorb potential annual operating costs.
- Whether the School Committee is interested in continued exploration of any or all of these
  - Additional potential partners
  - City to remit Medicaid reimbursement dollars to MPS
  - Grant or philanthropy funding to support construction
  - Whether a plan must be cost neutral to receive approval

- **The School Committee voted 6 affirmative, 1 absent, 1 abstain to continue plans to build and open a teen health center.**
  - Central administration and school committee will continue working on plans operationalize the center, secure funding where possible and determine how to increase available mental health services

Program Plan Diagrams - Third Floor

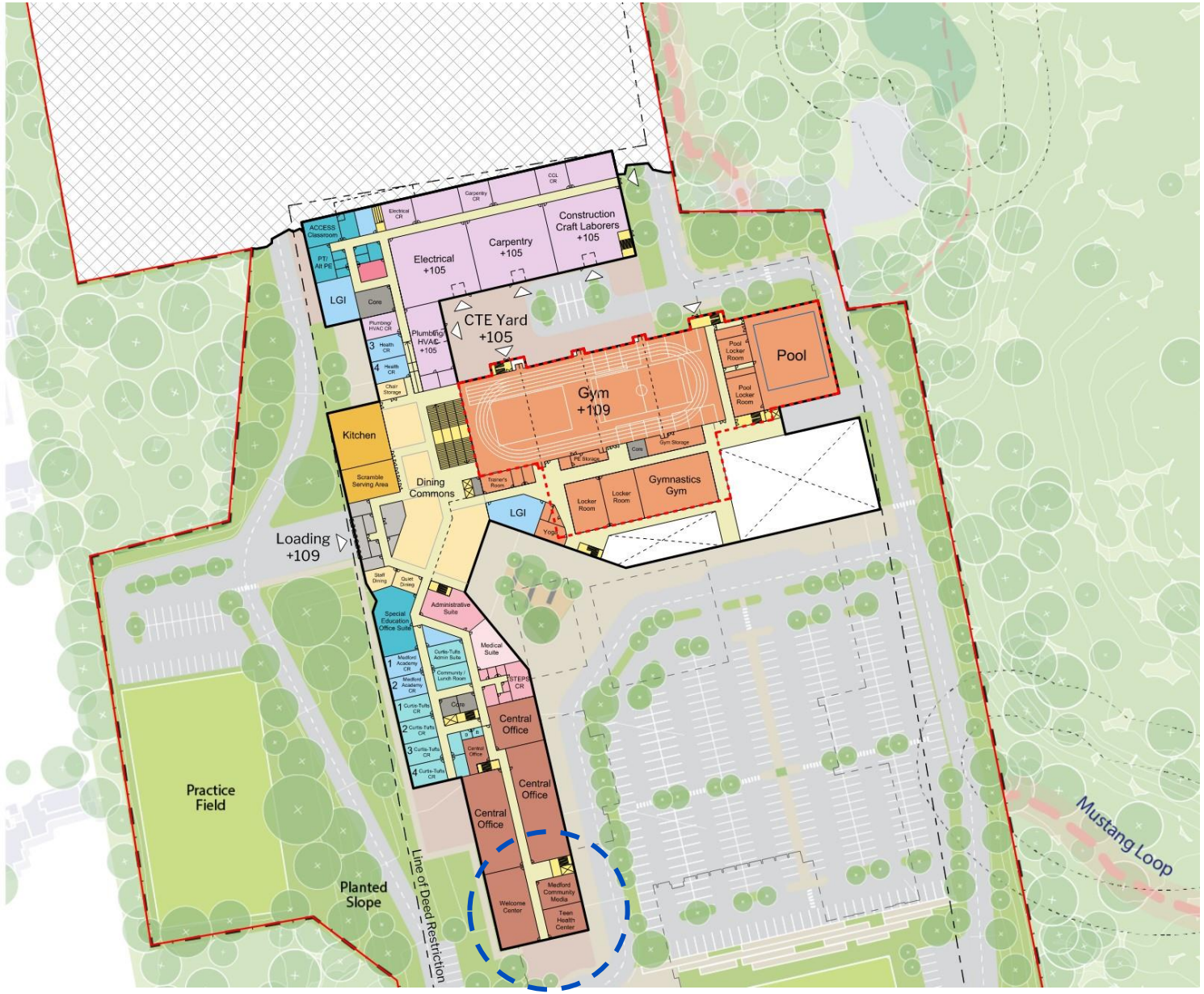
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PROGRAM LEGEND (ADDITION/RENOVATION)

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- Custodial & Maintenance
- Other (Including District Wide Services)
- Mechanical / Non-programmed space

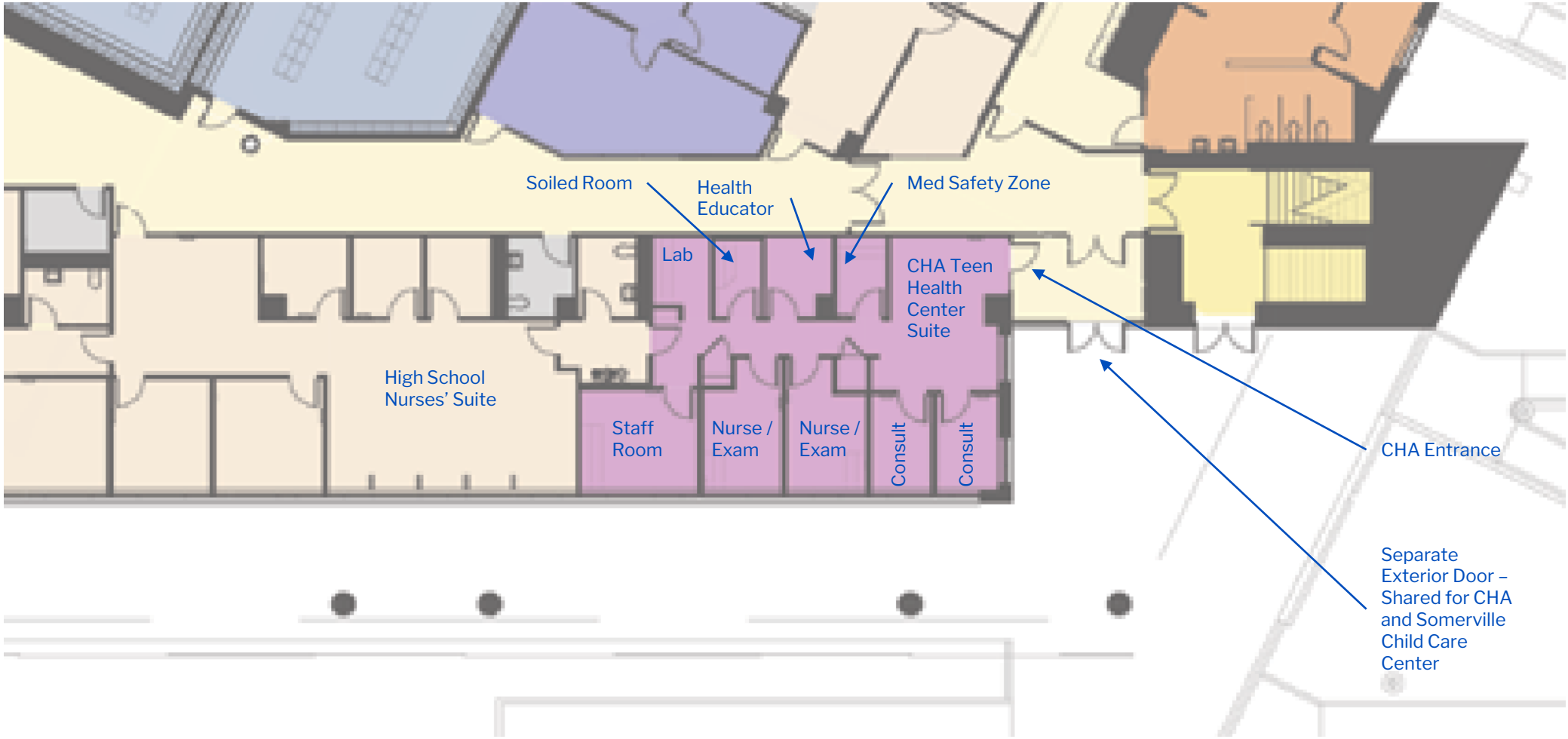
- Primary Entry
- Secondary Entry
- Unexcavated / Below Grade
- Outdoor Learning
- Roof / PV Area
- Expansion Area
- Existing Building to be removed
- Renovated Area
- "CR" Classroom

10 50 100 200



Agency
Landscape + Planning

Somerville High School Precedent – Cambridge Health Alliance Suite



Adjacencies & Efficiencies for: Medical, Guidance, Custodial, and Maintenance

Variations from MSBA Guidelines

	Existing	Proposed	MSBA	Variation	Comment
Core Academic Spaces	79,561	80,205	68,380	11,825	Includes Medford Academy, (1) Language Lab, (2) LGI's and (2) Academic Support Hubs beyond guidelines. Reimbursement for space over guideline is uncertain but unlikely.
Special Education	21,257	31,105	13,600	17,505	Includes relocation of Curtis-Tufts HS, the District's therapeutic day school and Medford HS-specific Special Ed programming. Special Ed guidelines are limited to generic spaces. DESE will be asked to approve this plan and MSBA will reimburse based on that approval.
Art & Music	9,099	10,925	8,200	2,725	Enlarged Band, Chorus and Ensemble to accommodate class sizes, and inclusion of (1) Music CR to support current curriculum. Reimbursement for space over guideline is uncertain but unlikely.
Vocations & Technology	57,887	110,525	116,745	(6,220)	DESE Chapter 74 Recommendations inform the CTE shop sizes for this space category. MSBA will reimburse based on DESE approval.
Health & Physical Education	80,325	63,673	24,012	39,661	Includes renovation of the existing pool, existing gym (30,000 NSF) and existing fitness room and gymnastics gym. A portion of the renovation of these spaces is reimbursable even though they are larger than guideline. The overage is not reimbursable.
Media Center	8,998	8,619	8,619	0	
Auditorium/Drama	8,488	13,800	10,400	3,400	Includes and additional 250 seats over MSBA guideline and a stage that is the same size as today but 900 sq feet larger than guideline. This overage is not reimbursable.
Dining & Food Service	17,952	14,068	11,368	2,700	Includes additional area for functional scramble serving area and kitchen area for dishwashing. This overage is seen on most MSBA projects to create a more efficient cafeteria operation and to meet sustainability goals by washing dishes rather than using styrofoam which is prohibited under Ordinance 869, but is likely not reimbursable.
Medical	1,250	1,660	1,210	450	Includes area for two nurses' offices beyond guideline to align with staffing and include a private office for sensitive conversations and an additional shared office because we have three nurses. This is a common overage on similar projects due to low sq. footage guidelines. Reimbursement is uncertain but unlikely.

Variations from MSBA Guidelines

	Existing	Proposed	MSBA	Variation	Comment
Administration & Guidance	13,988	13,054	5,213	7,841	Variation in area supports current HS admin staffing model and STEPS program. The space proposed for Admin is less than the existing space. The space for Guidance, some specific spaces (paraprofessional office, driver's ed, security monitors, SRO), and the STEPS program are likely not reimbursable, but will be determined by the MSBA.
Custodial & Maintenance	2,241	2,822	2,671	151	Includes (1) dedicated Tech Support office beyond guideline per current staffing.
Central Administration (including Welcome Center)	19,058	14,865	0	14,865	Space is not reimbursable.
MEEP Preschool	0	19,005	0	19,005	Preschool classrooms are reimbursable, but follow a slightly different structure from the rest of the project. MSBA does not reimburse for FF&E associated with preschool classrooms.
Medford Family Network	3,434	3,115	0	3,115	Space is not reimbursable.
Kids Corner	4,941	6,550	0	6,550	Space is not reimbursable.
Teen Health Center	0	1,460	0	1,460	Space is not reimbursable.
Medford Community Media	1,762	1,820	0	1,820	Space is not reimbursable.
Community Meeting Space	0	5,630	0	5,630	Space is not reimbursable.
Community Partner Rental Spaces	2,778	2,760	0	2,760	Space is not reimbursable. Proposed space includes storage for long term renters and equivalent space to the JLS library.
Total Building Net Floor Area	**340,145**	**405,861**	**270,418**	**135,443**	
Total Building Gross Floor Area	**522,200**	**608,792**	**405,627**	**203,165**	
Grossing Factor (GFA/NFA)	1.54	1.50	1.50	0	

- 3 Nurses on-site
- Exam/ rest areas visible from Main Nurse area
- Need an Isolation Room
- Triage station by suite entrance
- Waiting area for up to 6 people – want private waiting rooms separate from exam rooms
- Student self-service area (sanitary pads, dental products, Band-aids, etc.)
- Adjacencies: Counseling, Registration (Central Offices)
- Equipment:
  - Lockable temp-controlled refrigerator for meds (on emergency power).Temp-control allows for vaccine administration in future
  - Freezer and ice maker/ or ice machine
  - lockable medication storage (separate from other storage)
- Emergency eye-wash

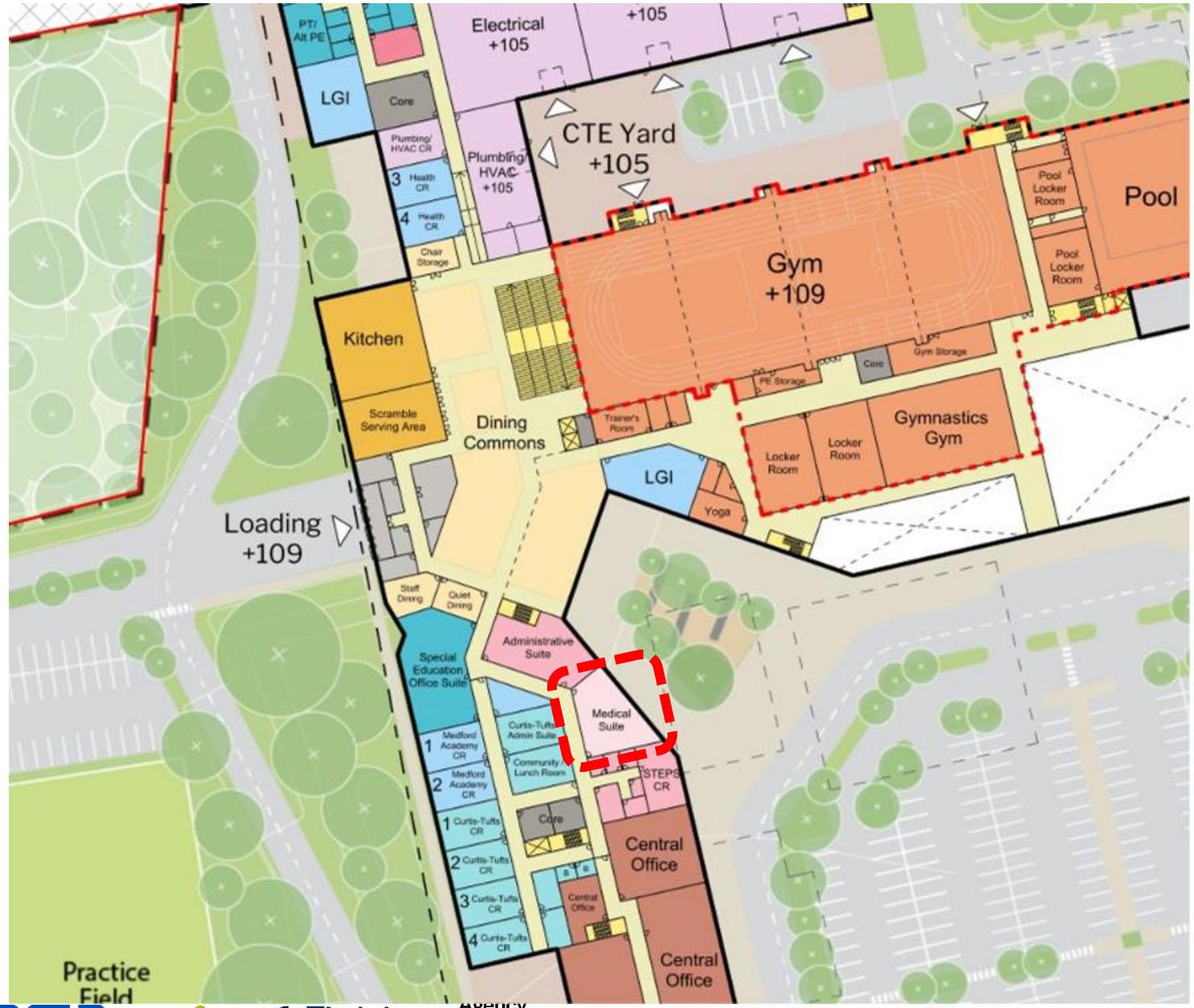
SD Programming / Medical / Nurse's Suite

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Medical Suite Toilet	60	2	120	
Nurses' Office / Waiting Room	250	1	250	
Interview Room	100	3	300	
Examination Room / Resting	100	6	600	
Nurse's Private Office	150	1	150	
Nurse's Shared Office	240	3	240	Shared among 3 Nurses

- Note:

  Potential space efficiencies were reviewed as part of the Schematic Design (SD) programming discussions for this Space Category, including the proposed list of reductions that was put forward at the 4/27/2026 SBC meeting. No efficiencies were identified for this space category given that the space sizes and quantities were confirmed as being necessary for either educational, operational or code required purposes.

Program Plan Diagram



- House Office Suite:
  - Asst. Principal
  - 2 Counselors
  - Adjustment Counselor
- Youth Wellness Coach
- Substance-use & Community Based clinician
- Conference Rooms needed
- Privacy for students waiting to see counselors
- College and Career Center to provide students with area to do work or receive assistance
  - Staffed by teachers or counselors
  - Colleges/ employers can hold events
- Need “Information spaces” (posters, digital display) throughout school to communicate events, deadlines

- Student access to:
  - Living Lab for Gen. Ed population
  - Social spaces to create connections
  - Quiet cafeteria
  - Outdoor spaces, including outdoor dining
  - Prayer space, space for fasting during Ramadan
  - Sensory Room
  - Laundry
  - Food outside of lunch hours
  - Teen Center
  - Weight Room, after hours

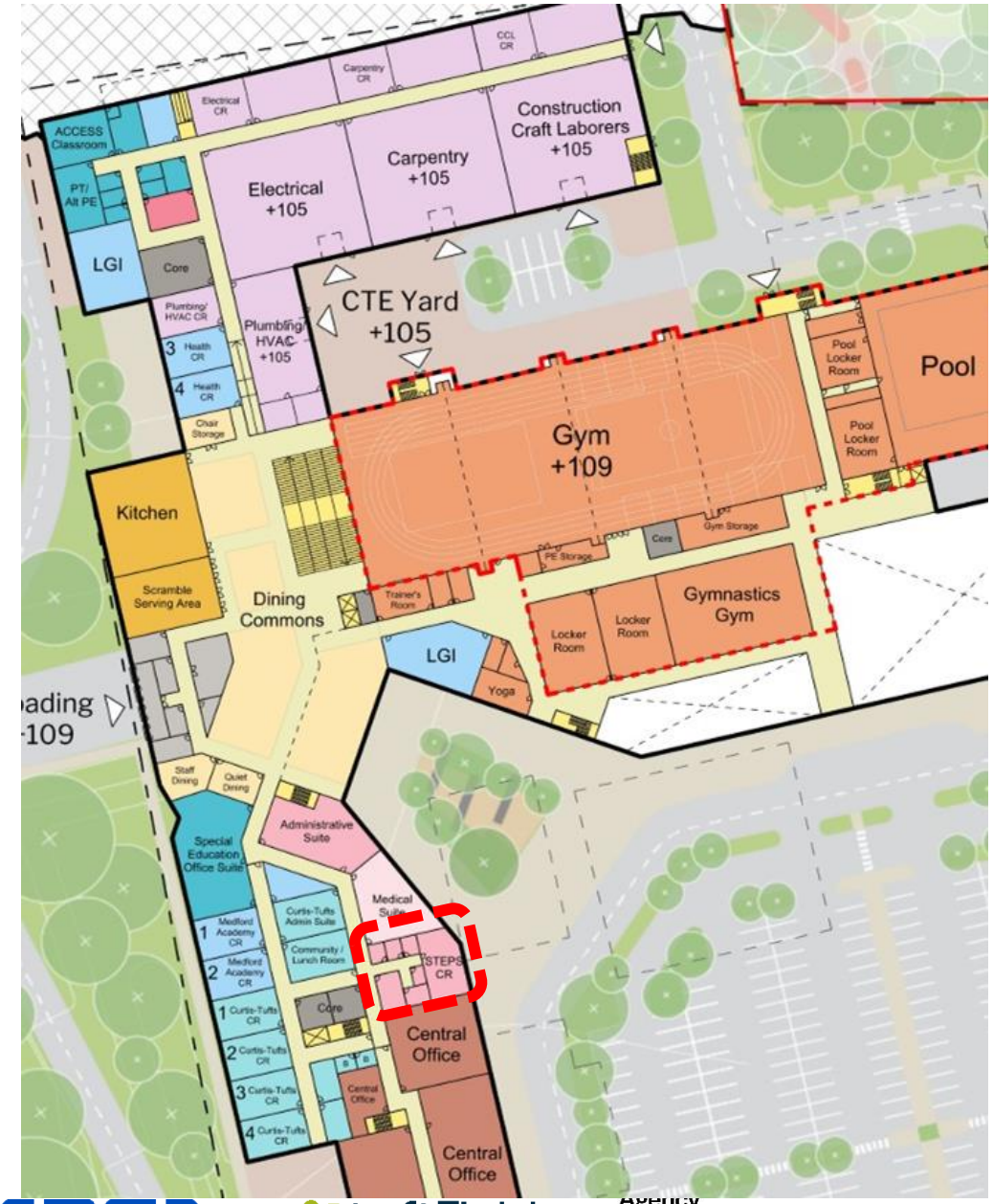
- Classroom
- Bathroom within STEPS suite
- 2 Staff offices
- Separate space/ phone booth for students to meet with outside consultants

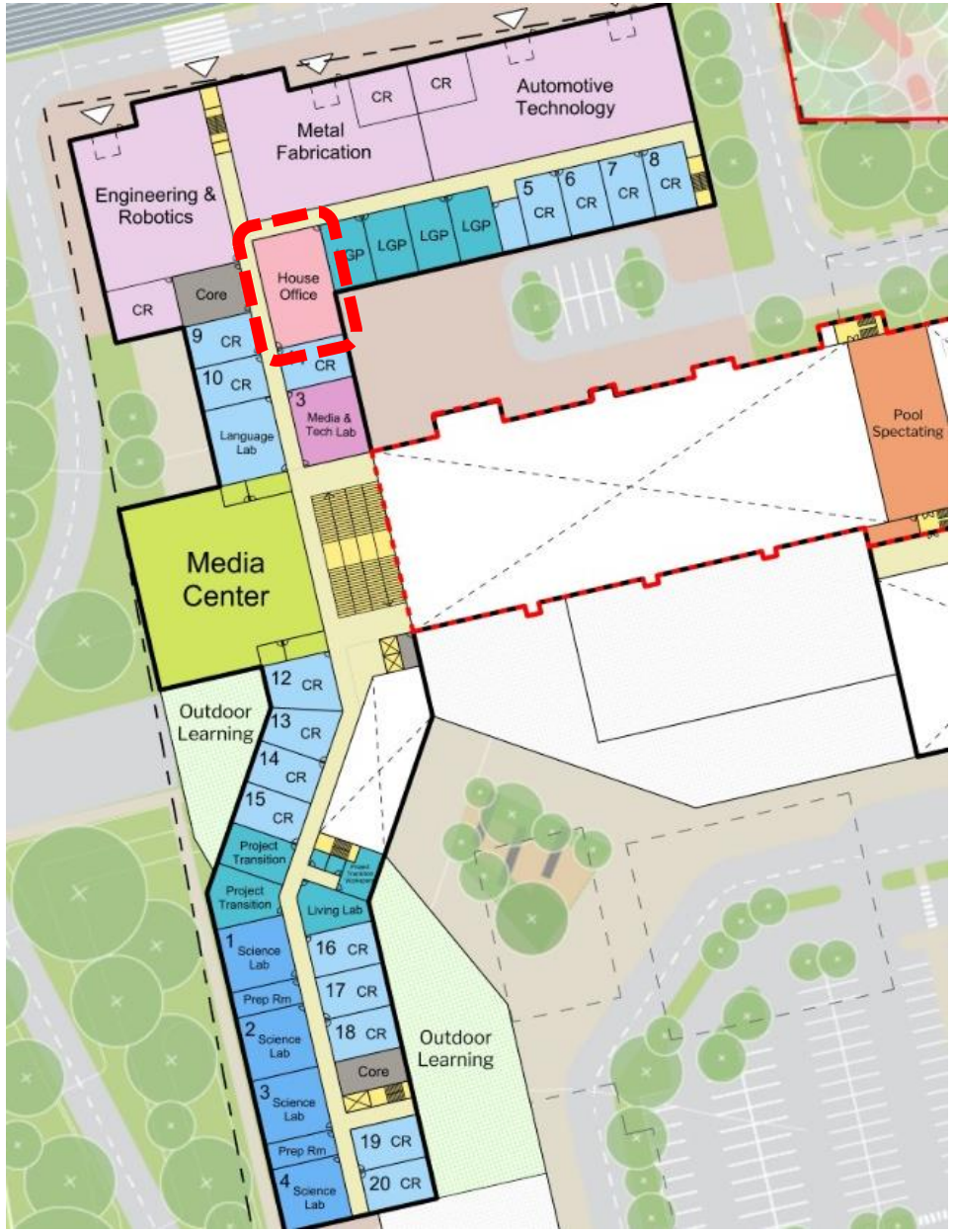
SD Programming / Counseling

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Guidance Office	150	6	900	
Guidance Storeroom	100	1	100	
Career Center	399	1	399	
Career Center Office	100	1	100	
Records Room (Guidance)	199	1	199	
Adjustment Counselor Office	150	3	450	
Psychologist Office	150	2	300	
House Office Commons	300	3	900	
House Office Reception / Waiting	250	3	750	Admin. Asst, Intern
House Office Conference Room	300	3	900	
House Office Restorative Room	150	3	450	
House Office Phone Booth	40	3	120	
Youth Wellness Coach/Officer	150	1	150	
STEPS				
STEPS Classroom	950	1	950	
Office	120	2	240	
Adjustment Counselor Office	150	1	150	
Conference/ Flex Room	250	1	250	
Toilet	80	1	80	
Phone Booth	40	1	40	

- Note:
  Potential space efficiencies were reviewed as part of the Schematic Design (SD) programming discussions for this Space Category, including the proposed list of reductions that was put forward at the 4/27/2026 SBC meeting. No efficiencies were identified for this space category given that the space sizes and quantities were confirmed as being necessary for either educational, operational or code required purposes.

Program Plan Diagram





smma LeftField Agency Landscape + Planning

SD Programming / Custodial & Maintenance

- 9 total MHS custodial staff (7 during day, 2 during night). Work out of Custodial office/ workroom
- Outside cleaning company, Partners Facilities Services
- Outdoor storage needed for ground maintenance staff
- Existing rodent issues
- Waste Management:
  - 1 trash compactor
  - 20 large recycling toters
  - CTE construction-related program roll-out dumpsters
  - Composting effort made in past – need to confirm future plans
- Loading dock: need 4 bays – for 1 trash compactor, 1 cardboard compactor and 2 loading/delivery spots
- District-wide operations standardizing: new BMS systems for HVAC

SD Programming / Custodial & Maintenance

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Custodian's Office	150	1	150	
Custodian's Workshop	250	1	250	
Custodian's Storage	375	1	375	
Recycling Room / Trash	400	1	400	
Receiving and General Supply	499	1	499	
Storeroom	798	1	798	
Network / Telecom Room	200	1	200	
Technology Support Office	150	1	150	
Facilities Director	150	1	150	(under “Other – Central Office”)
Facilities Admin. Assistant	100	1	100	(under “Other – Central Office”)
Maintenance Shop	1,000	1	1,000	As requested by MPS during PDP (under “Other – Central Office”)
Maintenance Office	300	1	300	5 staff (3 current, 2 additional in future). 60 sf/ person. HVAC system monitored through computers in this office.

- Note:

  Potential space efficiencies were reviewed as part of the Schematic Design (SD) programming discussions for this Space Category, including the proposed list of reductions that was put forward at the 4/27/2026 SBC meeting. No efficiencies were identified for this space category given that the space sizes and quantities were confirmed as being necessary for either educational, operational or code required purposes.

Program Plan Diagram



Design Update

Schematic Design (MSBA Module 4)

What is Schematic Design?

- Refinement of Program & Design
- Continued Site Analysis
- Cost Estimating and Reconciliation
- Development of Total Project Budget
- Establishment of Project Scope
- Schedule & Budget
- MSBA Approvals

What is the timeline?

- Schematic Design Phase is August 2026 – April 2027
- Finalize Building Program – October 6, 2026
- Schematic Design Estimate – Dec 2026 – Feb 2027
- SD Submission to SBC on - February 24, 2027
- **SD MSBA Board Approval - April 28, 2027**
- City Approval June 8, 2027

How do we get there?

- Design Meetings
- Advisory Team Meetings
- Security Meetings
- SBC Meetings
- DESE Approval
- **CMR Procurement**
- Public Outreach
- Community Forums
- Community Feedback

What are the major deliverables?

- **Schematic Level Design Layouts**
- Room Data Sheets
- Designer's Cost Estimate
- CMR Cost Estimate
- **District's Total Project Budget (3011 Form)**
- **DESE Submittal**: Cover Letter, Spec Ed Delivery Methodology, Educational Space Summary, Narrative, Floor Plans, Adjacency Table
- Local Actions and Approvals

- **Finalize:**
  - Traffic Analysis
  - Site Permit Tracking
  - Site Vulnerability Assessment
  - Environmental and Existing Building Assessment
  - Geotechnical Analysis
  - Utility and Soil Analysis
  - MSBA Green Schools Program / Sustainable Building Design (Credits)
  - ADA Compliance

Upcoming Meetings

Upcoming MCHSBC & Community Meetings

- **8/25 MCHSBC Meeting** Review Project Efficiencies & Sustainability Options, Design Update
- **9/10 MCHSBC Meeting** Review Project Efficiencies, Design Update
- **9/17 Community Meeting #6** Sustainability Charrette
- **9/22 MCHSBC Meeting** Report on Curtis Tufts Building Uses, Project Efficiencies
- **10/6 MCHSBC Meeting** Vote to confirm project scope, Vote to approve CM selection
- **11/12 Community Meeting #7** Design Update
- **11/16 MCHSBC Meeting** Approve Advisory Team recommendations, CM Introduction
- **12/14 MCHSBC Meeting** Review Schematic Design Estimating Package

Thank you.

