3.3.4 Preferred Solution

3.3.4 Preferred Solution

A. Summary of Preferred Alternative

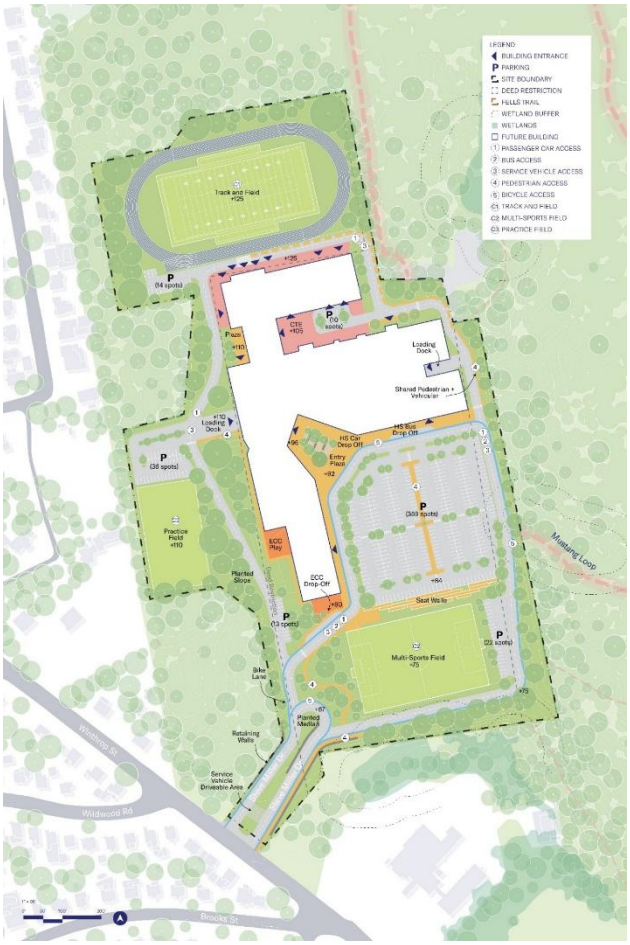
Alternative C.2.2A features full renovation of the Gym, Pool and PE/Dining Wings as well as a new addition for the remainder of the program space to the North, West and South of the renovated wings.

The design intent for this alternative is grounded in the holistic integration of academic and career technical education (CTE) programs, flowing in a manner that creates a connected and comprehensive high school community where all educational journeys are respected and celebrated. Linear ribbons that house integrated learning communities flow from north to south and east to west, intertwining with existing wellness spaces as well as visual and performing arts resources. They overlap at a central node where multiple cohorts within the high school community can intersect with one another as well as with the larger Medford community - highlighting the value of this flagship resource for the city at large.

Non-high school related program spaces such as the Early Education Center and the central District Offices would be located in the southern-most wing of the proposed addition. In this position they are removed from internal circulation of the high school, maintaining their own identity while still being connected to the modern infrastructure and considerable resources that will be present within the new facility.

The massing for this option evolved from the original C.2.2 Alternative to avoid the portion of the property that is encumbered with a deed restriction, preventing the placement of any structure on that portion of the land. The original C.2.2 Alternative included a western wing that stretched over the top of the current football practice field. The realignment of this western wing to avoid the deed restricted land preserves a valuable field resource. The resultant geometry with a more subtle fold has the added benefit of improving sight lines through a large portion of building, helping to create an inherent sense of orientation within. This is a 6-story structure.

This Renovation and Addition Alternative will include compliance with the Massachusetts Specialized Stretch Energy Code with an energy target EUI of 35 kBtu/SF/yr., LEEDv5 for Schools Gold Certification goal, solar and battery storage systems, and embodied carbon reduction strategies such as low carbon concrete and building materials.



Alternative C2.2A Site Plan


Alternative C2.2A Aerial Perspective

B. Educational Program

Educational Program Requirements for Fulfillment

The Addition/Renovation Alternative fulfills Medford High School's Educational Program requirements and the enrollment capacity. However, adjacencies and positioning of some program functions may have limited ability to be optimized in comparison with new construction alternatives.

All elements of Medford High School's robust curriculum are accommodated in spaces that meet current standards by these renovations and additions. Depending on the level and extents of the renovation areas, existing low ceiling heights may remain in renovated sections of the building due to structural constraints. Lack of space above ceilings may place constraints on HVAC system design in those same areas, potentially affecting classroom layout and design in renovation areas.

What follows is a summary of the updated Educational Program which has evolved in response to the PDP review. Additionally, we have included a clean version, as well as an edited ("track changes") version of the Educational Plan in the Appendix (E, F) to clearly indicate what changes have been made since the PDP submittal.

Core Academics

- (48) 950 sf General Classrooms support the school's inclusionary model of co-teaching, which needs to accommodate a full classroom of 23 students in addition to 2-4 staff. These rooms are large enough to support movement and instructional practices that include various classroom layouts (i.e: small group collaborative work, large group discussion, debate, etc).
- (12) Science Labs will support multiple science disciplines, with the flexibility to adapt as curriculum evolves. Labs will be designed to MSBA standards regarding dimensions and areas, safety equipment and sinks, and will be designed with fixed perimeter casework and mobile lab benches.
- Large Group Instruction spaces provide the area and flexibility for multiple classes to come together in a collaborative lesson, or to provide opportunities for learning that cannot be accommodated in a standard classroom setting.
- Academic Support Hubs support the District's desire for students to receive additional academic support outside of the classroom. Students can receive support in these spaces from staff or through peer-to-peer tutoring, and support can be provided individually or through small group work.
- The Preferred Solution allocates space for Medford Academy, a General Education alternative school program within Medford High School. It provides an alternative setting with a smaller cohort for General Education students to learn Core Academics. It is not part of Special Education student support services.
- Shared Teacher Planning Rooms are included and will be distributed throughout the building, embedded within Learning Communities.

Special Education (includes Collaborative Program Spaces)

The District's approach to Special Education is grounded in a least-restrictive-environment commitment, with support distributed across the building and co-located with general education wherever appropriate. Resource Rooms, Small Group Rooms, and Breakout Rooms provide a variety of spaces that will be integrated within academic clusters to serve this model.

MHS's substantially separate programs will be integrated with General Education classrooms in learning communities, to support the District's commitment to inclusion and equity. These programs include ACCESS, Connections, Therapeutic Learning Program, Language Learning Program, and Project Transition (18-22 year-old program). Spaces like Living Labs will provide students with hands-on training surrounding Life Skills, while also supporting student identity by offering space where students can build community.

The Preferred Solution incorporates the Curtis-Tufts Therapeutic Day Program, a therapeutic day high school program, which provides students who have IEPs with a more individualized education program in a smaller setting than a traditional high school, into the MHS building.

Visual and Performing Arts

The Preferred Solution includes 3 Visual Art Rooms to support the school's 2D and 3D Art courses, which are expected to expand over the next year.

Large and separate Band and Chorus/Orchestra Rooms support the school's plan to provide more sections of Music to more students, while a smaller Ensemble room and a Music Classroom support guitar, piano and small jazz instruction. A 1,000 seat Auditorium and a 2,500 sf Stage is included in the Preferred Solution, which meets the needs of the Educational Plan. Three Make-up/Dressing Rooms are provided, to provide two gendered, and one all-gender room, aligning with the District's commitment to inclusion and equity.

The Preferred Solution will strategically locate Music spaces near the Auditorium, to make the transfer of instruments and chairs and stands between Music rooms and the stage easier, as well as utilizing the Music rooms as staging or green rooms during performances. MHS plans to offer Drama instruction in the future, which can take place in one of the Large Group Instruction spaces. One of the LGIs can be outfitted with black perimeter curtains to transform the space into a Black Box for instructional or performance purposes.

A Scene Shop/Stage craft Lab will provide a hands-on space for technical theater courses, which the school plans to offer in the future. This space will have proximity or adjacency to the Stage for ease of transporting sets to and from the shop.

Technology and Vocational Programs

The Preferred Solution provides larger flexible technology lab space to support several Non-Chapter 74 programs at MHS, some of which are existing at the school today, and some future planned electives. MHS is committed to offering more elective options to their students, as well as improving access to project-based learning. Media and Technology courses will be taught out of labs that can support the technology and infrastructure needs. The Preferred Solution includes two Innovation Labs, which are multi-purpose flexible labs, that will offer hands-on learning opportunities. One of these Innovation Labs will have cooking stations, which can help deepen cultural learning, create more electives for practical life skills, like Nutrition, and provide differentiated spaces for students to connect with one another.

MHS's 19 Chapter 74 CTE programs will be well supported in the Preferred Solution, with shop and support spaces aligned to DESE guidelines. Certain Chapter 74 programs are clustered with like-programs and have adjacencies that were identified by the school as necessary or desired. Shops that require direct exterior access are strategically located to fulfill that request.

As the District and school leadership envisioned a truly comprehensive high school, the Preferred Solution is intentional about integrating CTE programs with academic spaces. While there may be small groupings of some CTE programs, they are located adjacent to academic and Special Education classrooms as part of a larger learning community.

Health, Physical Education, and Student Wellness and Support

The Preferred Solution retains and renovates the existing Gymnasium, Gymnastics Gym, Fitness Center/Weight Training, Batting Cage, and the Pool and its associated Locker Rooms and support spaces. These renovated spaces, along with a new Trainer's Room, fulfills the school's educational goal of expanding curriculum offerings in Personal Fitness and Sports Medicine. The existing Pool supports the MHS PE curriculum for swim instruction and is home to MHS Swim Team.

In addition to serving MHS, the Gymnasium and Pool are integral components to the Medford Community, offering space to adult-leagues, adult-lap swim, free public swim, and youth swim programs. Student wellness will be embedded throughout the building, rather than consolidated in a single area of the school, with Guidance and Adjustment Counselors distributed across floors, and a Youth Wellness Coach/Officer space. Informal breakout areas, accommodated through the grossing factor, will be designed in a variety of ways, to support the differentiated needs of the student body, offering spaces for students to socialize and collaborate with peers, as well as quieter spaces for students to do individual work or to take a moment for themselves.

The Preferred Solution also includes space for the STEPS Program, which can be found under the "Administration and Guidance" category of the Space Summary.

The STEPS program is a hospital re-entry program, which is operated by the Counseling Department that helps ease students back into a school environment. The STEPS program may share an adjacency or proximity to the Medical Suite, for easier access in case of medical emergencies. A Clothing Closet, found under “Other”, supports the MHS’s existing clothing closet, known as the Mystic Exchange. The space, run by the Counseling department and Project Transition students, addresses short-term clothing needs that may present a barrier to student participation, attendance, or comfort during the school day. This space will also house some food pantry-related storage for MHS students and families. The closet supports the District’s equity and whole-child goals, as well as the vocational hands-on training for the Project Transition students.

Dining & Food Service

The Preferred Solution carries a 2,250 sf Scramble Serving Area and a 3,925 sf Kitchen, to meet the MHS’s goal of providing a wide variety of healthy food options which are culturally diverse. A Dishwashing room supports the District’s goals towards a more sustainable future to minimize single-use wares at the school. One large Dining Commons supports the school’s desire to centralize dining, and a smaller Quiet Cafeteria supports the school’s commitment to providing differentiated spaces for students who may be overstimulated in the larger (and louder) Dining area.

Media Center

The Preferred Solution supports the school’s need for collaborative and quiet spaces in the Media Center to accommodate the diverse needs of the student population. Quiet Rooms provide students with the opportunity and place to do focused work away from larger groups of people. A private office/ workroom is required for the Librarians to repair and store books as needed, in addition to having meetings and private conversations.

The Preferred Solution also includes a 300 sf Cafe/ Snack Shop as part of the Media Center, which would be open to the whole school. This space would provide students with food outside of breakfast and lunch hours, especially helpful for students who are on campus for after-school activities.

The Cafe/ Snack Shop will also provide vocational, authentic-learning opportunities for students to inventory and sell items.

School Organization and Administration

The Preferred Solution supports the Medford High School goal of distributed administration to provide better access and oversight of the school. The program includes a Main Office and Campus Monitor, which will be located close to the Main Entrance of the school.

MHS is currently, and will continue to be, organized around a House model, with all students organized into one of three Houses. The school views these Houses as a critical component of the MHS experieince, with each House providing students and staff with a shared identity, dedicated administrative home, and the relational structures that support student belonging and academic success. The Preferred Solution reinforces this model by providing dedicated House Office suites, where each House is comprised of a Commons, Assistant Principal, Guidance Counselors, Adjustment Counselors, and Restorative Rooms. These House Offices will be distributed throughout the school, but easily accessible and centrally located.

District and Community Programs

The Preferred Solution also includes a number of District and Community Programs. The Early Childhood Center supports the District’s committment to providing the City with affordable access to early childhood education and support services. The ECC programs include:

- Medford Early Education Program (MEEP) (integrated preschool)
- Kids’ Corner (daycare from ages 2 months to 5 years old) - currently occupies space at the existing MHS.
- Medford Family Network (a community-based organization that provides support to families and promotes child and family well-being) - currently occupies space at the existing MHS.

Co-locating all three of these programs into one Early Childhood Center creates an efficiency of shared space and access to specialists.

The Preferred Solution includes Central Offices for Medford Public Schools, which currently occupy space at the existing Medford High School. Central Office spaces include:

- District operational administration, District-wide Curriculum Department Heads, and support staff for the District.
- Welcome Center: A public-facing program for families accessing district services in one centralized location. Programs included here are Registration, Student Services, English Language Learner Services, and Health Services.
- Community Spaces, which will be available to the greater Medford community to reserve for functions or meetings.

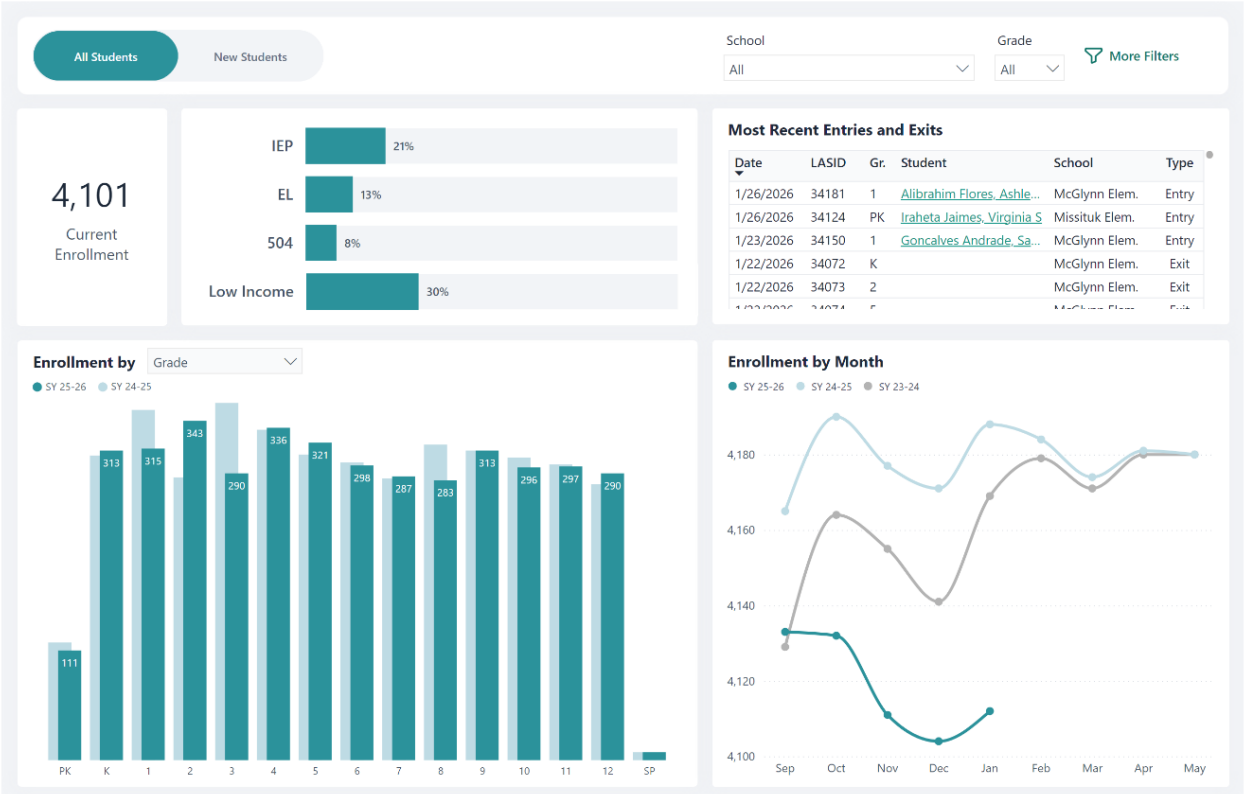
A Teen Health Center will provide on-site health services through a local healthcare partner to students to promote student wellness, access to care and coordination with District and City health initiatives.

Medford Community Media (MCM), a local access media/broadcast organization which is currently located at the high school building, provides programming to the residents of Medford. The organization also supports community use of the MCM spaces, which allows residents to produce, edit and broadcast their own programs.

The Preferred Solution also includes spaces for some external Community Partners that rent space in the existing MHS today. These partners serve local communities and cultures which operate independently of district administrative function.

Capacity Constraints

The Preferred Solution of the additions and renovations to the school, fulfills needs of the design capacity of 1,395 9th-12th grade students, plus the addition of district-wide Pre-K noted in the MSBA Enrollment Projection, and the corresponding educational space needs.



C. Preferred Solution Space Summary

The Space Summary for the Preferred Alternative is an updated version of the addition-renovation summary previously submitted in the PDP, and later updated in the District's response to the MSBA PDP Comments.

This revised Space Summary was developed through ongoing discussions between the SBC and District Leadership. The goal was to capture all the program space required to meet the educational vision and planning needs as identified over the course of the feasibility phase.

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			79,561			0			80,205			80,205			11,825			68,380	Science Lab Guidelines
(List rooms of different sizes separately)																			
General Classroom	varies	61	50,048			0	950	48	45,600	950	48	45,600	50	1	3,300	900	47	42,300	825 NSF (minimum size) - 950 NSF (maximum size)
Teacher Planning	varies	3	1,488			0	470	10	4,700	470	10	4,700	370	-37	0	100	47	4,700	
Small Group Seminar (20-30 seats)			0			0	500	3	1,500	500	3	1,500	0	0	0	500	3	1,500	
Science Classroom / Lab	varies	15	18,053			0	1,440	12	17,280	1,440	12	17,280	0	0	0	1,440	12	17,280	Assumed schedule: 3 x 85% utilization = 20 seats; 1 period per day per student; 1,440 NSF (minimum size); refer to the Science Lab Guidelines for additional information
Prep Room	varies	9	3,029			0	400	6	2,400	400	6	2,400	200	-6	0	200	12	2,400	(1) 200 NSF Prep Room required per Science Classroom / Lab
Central Chemical Storage Room	238	1	238			0	200	1	200	200	1	200	0	0	0	200	1	200	(1) 200 NSF Central Chemical Storage Room required
Medford Academy						0							0	0	0				
Classroom	varies	2	1,111			0	950	2	1,900	950	2	1,900	950	2	1,900				
Workspace			0			0	475	1	475	475	1	475	475	1	475				
Language Lab			0			0	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
Large Group Instruction	varies	3	5,594			0	2,000	2	4,000	2,000	2	4,000	2,000	2	4,000				
Academic Support Hub			0			0	475	2	950	475	2	950	475	2	950				
SPECIAL EDUCATION			21,257			0			31,105			31,105			17,505			13,600	Special Education spaces require DESE review and approval.
(List rooms of different sizes separately)																			
Self-Contained Special Education Classroom			0			0	950	0	0	950	0	0	50	-10	-9,000	900	10	9,000	825 NSF (minimum size) - 950 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room			0			0	60	0	0	60	0	0	0	-10	-600	60	10	600	
Resource Room	varies	12	10,665			0	475	5	2,375	475	5	2,375	-25	1	375	500	4	2,000	1/2 size of a General Classroom
Small Group Room			0			0	250	2	500	250	2	500	-250	-2	-1,500	500	4	2,000	1/2 size of a General Classroom
Breakout Room			0			0	150	10	1,500	150	10	1,500	150	10	1,500				
ACCESS Classroom	1,297	1	1,297			0	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
ACCESS Toilet			0			0	120	1	120	120	1	120	120	1	120				
Living Lab	668	1	668			0	1,200	2	2,400	1,200	2	2,400	1,200	2	2,400				
Learning Group Program (LGP)	varies	4	3,437			0	950	4	3,800	950	4	3,800	950	4	3,800				
Reset Room			0			0	200	1	200	200	1	200	200	1	200				
Therapuetic Learning Program (TLP)	varies	2	1,500			0	950	4	3,800	950	4	3,800	950	4	3,800				
TLP Office/ Small Group			0			0	200	2	400	200	2	400	200	2	400				
TLP Toilet			0			0	0	0	0	0	0	0	0	0	0				
Connections			0			0	950	2	1,900	950	2	1,900	950	2	1,900				
Project Transition	1,293	1	1,293			0	950	2	1,900	950	2	1,900	950	2	1,900				
Workspace / Sensory			0			0	475	1	475	475	1	475	475	1	475				
Toilet			0			0	0	0	0	0	0	0	0	0	0				
Sensory Room			0			0	300	1	300	300	1	300	300	1	300				
OT	varies	2	204			0	160	1	160	160	1	160	160	1	160				
OT Evaluation			0			0	150	1	150	150	1	150	150	1	150				
Speech	varies	2	771			0	200	2	400	200	2	400	200	2	400				
PT / Alt PE			0			0	950	1	950	950	1	950	950	1	950				
PT Office			0			0	150	1	150	150	1	150	150	1	150				
Special Ed. Reading Small Group			0			0	475	1	475	475	1	475	475	1	475				
Special Ed. Office Suite																			
Reception / Waiting			0			0	150	1	150	150	1	150	150	1	150				
Special Ed. Coordinator	200	1	200			0	150	1	150	150	1	150	150	1	150				
Special Ed. Admin. Assistant			0			0	0	0	0	0	0	0	0	0	0				
Evaluation Team Leader	varies	2	1,161			0	200	3	600	200	3	600	200	3	600				
Conference Room			0			0	300	1	300	300	1	300	300	1	300				
Records Room	61	1	61			0	100	1	100	100	1	100	100	1	100				
Public Day Education Spaces (List rooms separately below)									6,650			6,650							
Curtis-Tufts Therapeutic Day Program										0	0	0	0	0	0				
Classroom						0	950	4	3,800	950	4	3,800	950	4	3,800				

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Toilet Rooms						0	0	0	0	0	0	0	0	0	0				
Games Room						0	300	1	300	300	1	300	300	1	300				
Community / Lunch Room						0	950	1	950	950	1	950	950	1	950				
Breakout Rooms						0	150	2	300	150	2	300	150	2	300				
Sensory Room						0	250	1	250	250	1	250	250	1	250				
Waiting / Reception						0	200	1	200	200	1	200	200	1	200				
Principal's Office						0	150	1	150	150	1	150	150	1	150				
Admin. Assistant							0	0	0	0	0	0	0	0	0				
Adjustment Counselor Office						0	200	2	400	200	2	400	200	2	400				
Conference Room						0	300	1	300	300	1	300	300	1	300				
ART & MUSIC			**9,099**			**0**			**10,925**			**10,925**			**2,725**			**8,200**	
Art Classroom (25 seats)	varies	3	4,218			0	1,200	3	3,600	1,200	3	3,600	0	0	0	1,200	3	3,600	Assumed schedule: 25% total enrollment; 5 times per week
Art Workroom with Storage and Kiln	varies	3	235			0	150	3	450	150	3	450	0	0	0	150	3	450	
Band (50-100 seats)	1,190	1	1,190			0	2,000	1	2,000	2,000	1	2,000	500	0	500	1,500	1	1,500	Assumed schedule: 25% total enrollment; 5 times per week
Chorus / Orchestra (50-100 seats)	1,312	1	1,312			0	2,000	1	2,000	2,000	1	2,000	500	0	500	1,500	1	1,500	
Ensemble	551	1	551			0	950	1	950	950	1	950	750	0	750	200	1	200	
Music Practice	0	0	0			0	75	3	225	75	3	225	0	-3	-225	75	6	450	
Music Storage	673	1	673			0	500	1	500	500	1	500	0	0	0	500	1	500	
Music Classroom	920	1	920			0	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
VOCATIONS & TECHNOLOGY			**57,887**			**0**			**110,525**			**110,525**			**-6,220**			**116,745**	
Non-Chapter 74 Programs (List rooms separately below)			1,732						7,280			7,280			7,120			14,400	STE Guidelines Policy
Technology / Engineering Rooms			0			0			0	0	0	0	0	-10	-14,400	1,440	10	14,400	Assumed schedule: 100% total enrollment; 5 times per week; 825 NSF (minimum size) - 2,000 NSF (maximum size)
Digital Art / Photography Lab			0			0	1,440	1	1,440	1,440	1	1,440	1,440	1	1,440				
Media and Tech Lab	varies	2	992			0	1,200	2	2,400	1,200	2	2,400	1,200	2	2,400				
Innovation Lab						0	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
Engineering / Robotics Lab			0			0	0	0	0	0	0	0	0	0	0				
Innovation Lab			0			0	1,440	1	1,440	1,440	1	1,440	1,440	1	1,440				
Scene Shop	740	1	740			0	800	1	800	800	1	800	800	1	800				
Chapter 74 Programs (List rooms separately below)			56,155						103,245			103,245			900			102,345	Inclusion of Chapter 74 Programs require DESE review and approval.
1 Automotive Technology Shop (18' clear ht)	6,013	1	6,013			0	8,250	1	8,250	8,250	1	8,250	0	0	0	8,250	1	8,250	
Related Classroom	1,039	1	1,039				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room	193	1	193				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room	197	1	197				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Rooms			0				130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area			0				170	1	170	170	1	170	0	0	0	170	1	170	
Loft	varies	2	778				0	0	0	0	0	0	0	0	0				
2 Biotechnology Shop (12' clear ht)	1,291	1	1,291			0	4,400	1	4,400	4,400	1	4,400	0	0	0	4,400	1	4,400	
Related Classroom	1,293	1	1,293				850	1	850	850	1	850	0	0	0	850	1	850	
Clean Room							incl in shop SF above			incl in shop SF above									
Storage Room	392	1	392				300	1	300	300	1	300	0	0	0	300	1	300	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room			0				0	0	0	0	0	0	0	0	0				
Changing Area			0				140	1	140	140	1	140	0	0	0	140	1	140	
3 Business Marketing Shop (12' clear ht)	809	1	809				2,200	1	2,200	2,200	1	2,200	0	0	0	2,200	1	2,200	
Mustang Mall Retail Area	118	1	118				500	1	500	500	1	500	0	0	0	500	1	500	
Storage Room	varies	2	151				200	1	200	200	1	200	0	0	0	200	1	200	
4 Carpentry Shop (18' clear ht)	3,407	1	3,407			0	6,750	1	6,750	6,750	1	6,750	0	0	0	6,750	1	6,750	
Related Classroom	338	1	338				850	1	850	850	1	850	0	0	0	850	1	850	
Shared Mock House							incl in shop SF above			incl in shop SF above									
Storage Room	96	1	96				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room			0				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room (shared with Construction Craft Laborers)			0				130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area (shared with Construction Craft Laborers)	124	1	124				170	1	170	170	1	170	0	0	0	170	1	170	

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Loft	769	1	769				0	0	0	0	0	0	0	0	0				
5 Construction Craft Laborers Shop (18' clear ht - assumed)	4,025	1	4,025			0	6,750	1	6,750	6,750	1	6,750	0	0	0	6,750	1	6,750	
Related Classroom	883	1	883				850	1	850	850	1	850	0	0	0	850	1	850	
Shared Mock House							incl in shop SF above			incl in shop SF above									
Storage Room			0				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room	92	1	92				200	1	200	200	1	200	0	0	0	200	1	200	
Office	190	1	190				0	0	0	0	0	0	0	0	0				
Toilet Room (see Carpentry above)			0				0	0	0	0	0	0	0	0	0				
Changing Area (see Carpentry above)			0				0	0	0	0	0	0	0	0	0				
Loft	356	1	356				0	0	0	0	0	0	0	0	0				
6 Cosmetology Shop (Grades 11-12)	1,370	1	1,370			0	3,000	1	3,000	3,000	1	3,000	0	0	0	3,000	1	3,000	
Related Classroom (Grades 9-10)	1,141	1	1,141				950	1	950	950	1	950	0	0	0	950	1	950	
Aesthetics Room							300	1	300	300	1	300	0	0	0	300	1	300	
Storage Room	varies	2	249				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room			0				130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area			0				170	1	170	170	1	170	0	0	0	170	1	170	
7 Criminal Justice / Protective Services (12' clear ht - assumed)			0				2,200	1	2,200	2,200	1	2,200	0	0	0	2,200	1	2,200	
Related Classroom							850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room			0				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
8 Culinary Arts Shop / Kitchen (12' clear ht)	1,686	1	1,686			0	5,625	1	5,625	5,625	1	5,625	0	0	0	5,625	1	5,625	
Related Classroom	272	1	272				850	1	850	850	1	850	0	0	0	850	1	850	
Dry Goods Storage Room	varies	2	153				incl in shop SF above			incl in shop SF above									
Office	63	1	63				0	0	0	0	0	0	0	0	0				
Toilet Room							130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area							170	1	170	170	1	170	0	0	0	170	1	170	
Bistro 489 (with patron toilets)	2,878	1	2,878				3,000	1	3,000	3,000	1	3,000	0	0	0	3,000	1	3,000	
9 Dental Assisting Shop (12' clear ht)			0			0	1,875	1	1,875	1,875	1	1,875	0	0	0	1,875	1	1,875	
X-Ray Room			0				150	1	150	150	1	150	0	0	0	150	1	150	
Sterilization Room			0				150	1	150	150	1	150	0	0	0	150	1	150	
Related Classroom			0				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room			0				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
10 Early Education and Care Shop (12' clear ht)	1,175	1	1,175			0	1,500	1	1,500	1,500	1	1,500	0	0	0	1,500	1	1,500	
Related Classroom	1,007	1	1,007				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room	100	1	100				200	1	200	200	1	200	0	0	0	200	1	200	
Toilet Room	146	1	146				130	1	130	130	1	130	0	0	0	130	1	130	
Office			0				0	0	0	0	0	0	0	0	0				
11 Electricity Shop (18' clear ht)	3,375	1	3,375			0	6,750	1	6,750	6,750	1	6,750	0	0	0	6,750	1	6,750	
Related Classroom	978	1	978				850	1	850	850	1	850	0	0	0	850	1	850	
Shared Mock House							incl in shop SF above			incl in shop SF above									
Storage Room	varies	2	272				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room	104	1	104				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room (shared with Plumbing)			0				130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area (shared with Plumbing)			0				170	1	170	170	1	170	0	0	0	170	1	170	
12 Engineering and Robotics Shop (12' clear ht)	3,985	1	3,985			0	4,400	1	4,400	4,400	1	4,400	0	0	0	4,400	1	4,400	
Engineering Machine Shop	incl in shop SF above									incl in shop SF above									
Related Classroom	530	1	530				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room	varies	2	377				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room			0				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room (shared with Metal Fabrication)			0				130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area (shared with Metal Fabrication)			0				170	1	170	170	1	170	0	0	0	170	1	170	
13 Graphic Communications Shop (12' clear ht)	1,508	1	1,508			0	2,250	1	2,250	2,250	1	2,250	0	0	0	2,250	1	2,250	
Related Classroom	849	1	849				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room	varies	2	232				200	1	200	200	1	200	0	0	0	200	1	200	
Wide Format Room	246	1	246				incl in shop SF above			incl in shop SF above									
Office			0				0	0	0	0	0	0	0	0	0				
14 Health Assisting Shop (12' clear ht)	1,880	1	1,880			0	5,625	1	5,625	5,625	1	5,625	0	0	0	5,625	1	5,625	

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Assisted Living Model Apartment			0				incl in shop SF above			incl in shop SF above									
Mock Bathroom			0				incl in shop SF above			incl in shop SF above									
Sim Lab			0				incl in shop SF above			incl in shop SF above									
Sim Lab Observation Room			0				incl in shop SF above			incl in shop SF above									
Related Classroom	931	1	931				850	1	850	850	1	850	0	0	0	850	1	850	
Clean and Dirty Utility			0				incl in shop SF above			incl in shop SF above									
Storage Room	139	1	139				150	1	150	150	1	150	0	0	0	150	1	150	
Office	79	1	79				0	0	0	0	0	0	0	0	0				
Toilet Room			0				130	1	130	130	1	130	0	0	0	130	1	130	
Changing Area			0				170	1	170	170	1	170	0	0	0	170	1	170	
15 Information Support Services & Networking Shop (12' clear ht)			0			0	2,200	1	2,200	2,200	1	2,200	0	0	0	2,200	1	2,200	
Related Classroom			0				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room			0				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
16 Metal Fabrication Shop (12' clear ht)	3,490	1	3,490			0	4,000	1	4,000	4,000	1	4,000	0	0	0	4,000	1	4,000	
Related Classroom	950	1	950				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room			0				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room	115	1	115				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room (see Engineering & Robotics above)			0				0	0	0	0	0	0	0	0	0				
Changing Area (see Engineering & Robotics above)			0				0	0	0	0	0	0	0	0	0				
Loft	123	1	123				0	0	0	0	0	0	0	0	0				
17 Plumbing/HVAC Shop (18' clear ht)			0			0	2,250	1	2,250	2,250	1	2,250	0	0	0	2,250	1	2,250	
Related Classroom			0				850	1	850	850	1	850	0	0	0	850	1	850	
Shared Mock House							incl in shop SF above			incl in shop SF above									
Storage Room			0				300	1	300	300	1	300	0	0	0	300	1	300	
Tool Room			0				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
Toilet Room (see Electrical above)			0				0	0	0	0	0	0	0	0	0				
Changing Area (see Electrical above)			0				0	0	0	0	0	0	0	0	0				
18 Programming / Web Development Shop (12' clear ht)	1,260	1	1,260			0	2,200	1	2,200	2,200	1	2,200	0	0	0	2,200	1	2,200	
Related Classroom			0				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room	varies	2	176				200	1	200	200	1	200	0	0	0	200	1	200	
Office			0				0	0	0	0	0	0	0	0	0				
19 Radio and Television Broadcasting Shop (12' clear ht)	763	1	763			0	2,500	1	2,500	2,500	1	2,500	0	0	0	2,500	1	2,500	
Related Classroom	866	1	866				850	1	850	850	1	850	0	0	0	850	1	850	
Storage Room	88	1	88				200	1	200	200	1	200	0	0	0	200	1	200	
Podcast Room	45	1	45																
Office			0				0	0	0	0	0	0	0	0	0				
CTE Commons			0			0	300	3	900	300	3	900	300	3	900				
HEALTH & PHYSICAL EDUCATION			**80,325**			**53,986**			**9,687**			**63,673**			**39,661**			**24,012**	Excess PE Spaces Policy
Gymnasium	29,305	1	29,305	29,305	1	29,305			0	29,305	1	29,305	17,305	0	17,305	12,000	1	12,000	
PE Alternatives						0			0	0	0	0	-3,000	-1	-3,000	3,000	1	3,000	
Gymnastics Gym	4,100	1	4,100	4,100	1	4,100				4,100	1	4,100	4,100	1	4,100				
Fitness Center/ Weight Training	3,237	1	3,237	3,237	1	3,237				3,237	1	3,237	3,237	1	3,237				
Yoga/ CPR	625	1	625	625	1	625			0	625	1	625	625	1	625				
Batting Cage	4,472	1	4,472	4,472	1	4,472				4,472	1	4,472	4,472	1	4,472				
Gym Storeroom	656	1	656	656	1	656			0	656	1	656	356	0	356	300	1	300	
Locker Rooms - Boys and Girls with Toilets	varies	14	22,503			0	3,906	2	7,812	3,906	2	7,812	-3,906	1	0	7,812	1	7,812	5.6 NSF per student (total enrollment)
PE Storage	varies	4	1,146			0	500	1	500	500	1	500	0	0	0	500	1	500	
Athletic Director's Office	512	1	512			0	175	1	175	175	1	175	25		25	150	1	150	
Health Instructor's Office with Shower and Toilet	varies	5	1,516			0	250	2	500	250	2	500	0	1	250	250	1	250	
Trainer's Room	varies	3	662			0	600	1	600	600	1	600	600	1	600				
Athletic Director's Admin. Assistant			0			0	100	1	100	100	1	100	100	1	100				
Pool			**11,591**			**11,591**			0			**11,591**			**11,591**				
Pool	8,787	1	8,787	8,787	1	8,787			0	8,787	1	8,787	8,787	1	8,787				
Boys Locker Room	970	1	970	970	1	970			0	970	1	970	970	1	970				
Girls Locker room	1,230	1	1,230	1,230	1	1,230			0	1,230	1	1,230	1,230	1	1,230				

Proposed Space Summary - High School

Addition / Renovation

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MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Pool Storage	varies	2	604	604	1	604			0	604	1	604	604	1	604				
MEDIA CENTER			**8,998**			**0**			**8,619**			**8,619**			**0**			**8,619**	
Media Center / Reading Room	7,737	1	7,737			0	7,719	1	7,719	7,719	1	7,719	-900	0	-900	8,619	1	8,619	
Quiet Rooms	0	0	0			0	150	2	300	150	2	300	150	2	300				
Office/ Workroom	183	1	183			0	300	1	300	300	1	300	300	1	300				
Café / Snack Shop			0			0	300	1	300	300	1	300	300	1	300				
Library Equipment / Book Overflow	1,078	1	1,078			0			0	0	0	0	0	0	0				
AUDITORIUM / DRAMA			**8,488**			**0**			**13,800**			**13,800**			**3,400**			**10,400**	Excess Auditorium Spaces Policy
Auditorium	3,330	1	3,330			0	10,000	1	10,000	10,000	1	10,000	2,500	0	2,500	7,500	1	7,500	2/3 total enrollment at 10 NSF per seat (750 seats maximum)
Balcony	1,864	1	1,864			0				0	0	0	0	0	0				
Stage	2,443	1	2,443			0	2,500	1	2,500	2,500	1	2,500	900	0	900	1,600	1	1,600	
Auditorium Storage			0			0	500	1	500	500	1	500	0	0	0	500	1	500	
Make-up / Dressing Rooms	260	1	260			0	200	3	600	200	3	600	-100	1	0	300	2	600	
Controls / Lighting / Projection	311	1	311			0	200	1	200	200	1	200	0	0	0	200	1	200	
Costume Storage	280	1	280			0			0	0	0	0	0	0	0				
DINING & FOOD SERVICE			**17,952**			**0**			**14,068**			**14,068**			**2,700**			**11,368**	
Cafeteria / Dining	varies	2	10,382			0	6,575	1	6,575	6,575	1	6,575	-400	0	-400	6,975	1	6,975	Based on 3 lunch seatings - 15 NSF per seat
Chair / Table Storage			0			0	499	1	499	499	1	499	0	0	0	499	1	499	
Scramble Serving Area	varies	2	2,100			0	2,250	1	2,250	2,250	1	2,250	1,650	0	1,650	600	1	600	
Kitchen	4,666	1	4,666			0	3,295	1	3,295	3,295	1	3,295	600	0	600	2,695	1	2,695	1,600 NSF for first 300 students + 1 NSF per additional student
Staff Lunch Room	502	1	502			0	599	1	599	599	1	599	0	0	0	599	1	599	20 NSF per student
Quiet Cafeteria	0	0	0			0	400	1	400	400	1	400	400	1	400				
Dishwashing	302	1	302			0	450	1	450	450	1	450	450	1	450				
MEDICAL			**1,250**			**0**			**1,660**			**1,660**			**450**			**1,210**	
Medical Suite Toilet	varies	2	83			0	60	2	120	60	2	120	0	1	60	60	1	60	
Nurses' Office / Waiting Room	574	1	574			0	250	1	250	250	1	250	0	0	0	250	1	250	
Interview Room	113	1	113			0	100	3	300	100	3	300	0	0	0	100	3	300	
Examination Room / Resting	150	1	150			0	100	6	600	100	6	600	0	0	0	100	6	600	
Nurse's Private Office	152	1	152			0	150	1	150	150	1	150	150	1	150				
Nurse's Shared Office			0			0	240	1	240	240	1	240	240	1	240				
Storage	178	1	178			0			0	0	0	0	0	0	0				
ADMINISTRATION & GUIDANCE			**13,988**			**0**			**13,054**			**13,054**			**7,841**			**5,213**	
General Office / Waiting Room with Toilet	1,138	1	1,138			0	698	1	698	698	1	698	1	0	1	698	1	698	
Teachers' Mail and Time Room	230	1	230			0	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room			0			0	200	1	200	200	1	200	0	0	0	200	1	200	
Records Room			0			0	200	1	200	200	1	200	0	0	0	200	1	200	
Principal's Office with Conference Area	592	1	592			0	250	1	250	250	1	250	-125	0	-125	375	1	375	
Principal's Secretary / Waiting			0			0	0	0	0	0	0	0	-125	-1	-125	125	1	125	
Assistant Principal's Office - AP1	211	1	211			0	150	1	150	150	1	150	0	0	0	150	1	150	
Assistant Principal's Office - AP2	150	1	150			0	150	1	150	150	1	150	0	0	0	150	1	150	
Assistant Principal's Office - AP3	150	1	150			0	150	1	150	150	1	150	150	1	150				
Assistant Principal's Office - AP4	234	1	234			0	150	1	150	150	1	150	150	1	150				
Supervisory / Spare Office			0			0	120	1	120	120	1	120	0	0	0	120	1	120	
Conference Room			0			0	450	1	450	450	1	450	0	0	0	450	1	450	
Guidance Office	varies	6	888			0	150	6	900	150	6	900	0	-1	-150	150	7	1,050	
Guidance Waiting Room			0			0	0	0	0	0	0	0	-100	-1	-100	100	1	100	
Guidance Storeroom			0			0	100	1	100	100	1	100	0	0	0	100	1	100	
Career Center	283	1	283			0	399	1	399	399	1	399	-100	0	-100	499	1	499	
Career Center Office			0			0	100	1	100	100	1	100	100	1	100				
Records Room (Guidance)			0			0	199	1	199	199	1	199	0	0	0	199	1	199	
Teachers' Work Room	273	1	273			0	698	1	698	698	1	698	1	0	1	698	1	698	
Dean of Student Success Office	202	1	202			0	150	1	150	150	1	150	150	1	150				
Campus / Security Monitor	449	1	449			0	150	1	150	150	1	150	150	1	150				

Proposed Space Summary - High School

Addition / Renovation

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				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
School Resource Officer	207	1	207			0	150	1	150	150	1	150	150	1	150				
CTE Reception / Waiting	545	1	545			0	250	1	250	250	1	250	250	1	250				
CTE Executive Director	289	1	289			0	250	1	250	250	1	250	250	1	250				
CTE Admin. Assistant	181	1	181			0	0	0	0	0	0	0	0	0	0				
CTE Conference Room	300	1	300			0	450	1	450	450	1	450	450	1	450				
CTE Co-Op Office	211	1	211			0	0	0	0	0	0	0	0	0	0				
CTE Office	varies	2	273			0	150	2	300	150	2	300	150	2	300				
Adjustment Counselor Office	varies	3	420			0	150	3	450	150	3	450	150	3	450				
Psychologist Office			0			0	150	2	300	150	2	300	150	2	300				
House Office Commons	varies	3	1,472			0	300	3	900	300	3	900	300	3	900				
House Office Reception / Waiting	varies	3	1,472			0	250	3	750	250	3	750	250	3	750				
House Office Admin. Assistant	338	2	676			0	0	0	0	0	0	0	0	0	0				
House Office Conference Room	varies	3	638			0	300	3	900	300	3	900	300	3	900				
House Office Restorative Room			0			0	150	3	450	150	3	450	150	3	450				
House Office Phone Booth			0			0	40	3	120	40	3	120	40	3	120				
Youth Wellness Coach/Officer			0			0	150	1	150	150	1	150	150	1	150				
STEPS			0			0				0	0	0	0	0	0				
STEPS Classroom	698	1	698			0	950	1	950	950	1	950	950	1	950				
Office	567	1	567			0	120	2	240	120	2	240	120	2	240				
Adjustment Counselor Office			0			0	150	1	150	150	1	150	150	1	150				
Conference/ Flex Room			0			0	250	1	250	250	1	250	250	1	250				
Toilet			0			0	80	1	80	80	1	80	80	1	80				
Phone Booth			0			0	40	1	40	40	1	40	40	1	40				
Paraprofessional Workroom			0			0	300	1	300	300	1	300	300	1	300				
Phone Booth			0			0	40	4	160	40	4	160	40	4	160				
Driver's Education	167	1	167			0	150	1	150	150	1	150	150	1	150				
Professional Development Room	516	1	516			0			0	0	0	0	0	0	0				
Student Activities	285	1	285			0			0	0	0	0	0	0	0				
Kitchenette	158	1	158			0			0	0	0	0	0	0	0				
Safe	113	1	113			0			0	0	0	0	0	0	0				
CUSTODIAL & MAINTENANCE			**2,241**			**0**			**2,822**			**2,822**			**151**			**2,671**	
Custodian's Office	327	1	327			0	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop			0			0	250	1	250	250	1	250	0	0	0	250	1	250	
Custodian's Storage	varies	2	702			0	375	1	375	375	1	375	0	0	0	375	1	375	
Recycling Room / Trash			0			0	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply	1,212	1	1,212			0	499	1	499	499	1	499	0	0	0	499	1	499	
Storeroom			0			0	798	1	798	798	1	798	1	0	1	798	1	798	
Network / Telecom Room			0			0	200	1	200	200	1	200	0	0	0	200	1	200	
Technology Support Office			0			0	150	1	150	150	1	150	150	1	150				
OTHER			**39,099**			**0**			**55,405**			**55,405**			**55,405**			**0**	
(List rooms separately below)																			
Pop-up Shop / Gallery			0			0	0	0	0	0	0	0	0	0	0				
Clothing Closet	858	1	858			0	200	1	200	200	1	200	200	1	200				
Food Pantry			0			0	0	0	0	0	0	0	0	0	0				
Cleaning Vendor's Office	1,170	1	1,170			0	0	0	0	0	0	0	0	0	0				
Senior Workspace	2,400	1	2,400			0	0	0	0	0	0	0	0	0	0				
E-Sports Room	1,731	1	1,731			0				0	0	0	0	0	0				
CCSR Classroom	967	1	967			0				0	0	0	0	0	0				
Early Childhood Center			**8,375**						**28,670**			**28,670**			**28,670**				
Reception / Waiting							250	1	250	250	1	250	250	1	250				
Multipurpose Room			0				1,000	1	1,000	1,000	1	1,000	1,000	1	1,000				
Nurse's Office with Toilet			0			0	400	1	400	400	1	400	400	1	400				
Mother's Room			0				80	1	80	80	1	80	80	1	80				
Stroller Parking			0				150	1	150	150	1	150	150	1	150				
Laundry			0				250	1	250	250	1	250	250	1	250				
MEEP (Preschool)									**16,875**			**16,875**			**16,875**				
Preschool Classroom (with Toilet)			0			0	1,200	11	13,200	1,200	11	13,200	1,200	11	13,200				1,100 NSF (minimum size) - 1,300 NSF (maximum size)

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Reception / Waiting			0			0	100	1	100	100	1	100	100	1	100				
Preschool Classrooms (See "Other", under Early Childhood Education Center")										0	0	0	0	0	0				
Director's Office			0			0	175	1	175	175	1	175	175	1	175				
Director's Admin. Assistant			0			0	0	0	0	0	0	0	0	0	0				
Team Chair			0			0	150	1	150	150	1	150	150	1	150				
Evaluation Team Leader			0			0	0	0	0	0	0	0	0	0	0				
Evaluation / Observation			0			0	150	2	300	150	2	300	150	2	300				
Related Services Office			0			0	150	2	300	150	2	300	150	2	300				
Conference Room			0			0	250	1	250	250	1	250	250	1	250				
OT/PT			0			0	600	1	600	600	1	600	600	1	600				
PT			0			0	0	0	0	0	0	0	0	0	0				
Play Room			0			0	600	1	600	600	1	600	600	1	600				
Sensory Room			0			0	600	1	600	600	1	600	600	1	600				
Staff Room			0			0	300	1	300	300	1	300	300	1	300				
Breakout Room			0			0	150	2	300	150	2	300	150	2	300				
Kids Corner			**4,941**						**6,550**			**6,550**			**6,550**				
Infant Classroom (with Toilet)							950	2	1,900	950	2	1,900	950	2	1,900				
Classroom (with Toilet)	varies	4	4,146				1,200	3	3,600	1,200	3	3,600	1,200	3	3,600				
Office	130	1	130				150	2	300	150	2	300	150	2	300				
Staff Room	295	1	295				300	1	300	300	1	300	300	1	300				
Conference			0				250	1	250	250	1	250	250	1	250				
Storage	varies	2	370				200	1	200	200	1	200	200	1	200				
Medford Family Network			**3,434**			**0**			**3,115**			**3,115**			**3,115**				
Reception / Waiting			0				100	1	100	100	1	100	100	1	100				
Office / Testing	varies	6	953				150	2	300	150	2	300	150	2	300				
Shared Office							240	1	240	240	1	240	240	1	240				
Conference	267	1	267				250	1	250	250	1	250	250	1	250				
Open Area *(See program below for new)*	1,871	1	1,871						0			0	0	0	0				
Play Area			0				1,425	1	1,425	1,425	1	1,425	1,425	1	1,425				
Pantry			0				300	1	300	300	1	300	300	1	300				
Clothing Closet			0				300	1	300	300	1	300	300	1	300				
Toilet	112	1	112				100	1	100	100	1	100	100	1	100				
Storage	varies	2	231				100	1	100	100	1	100	100	1	100				
Central Office			**19,058**						**20,495**			**20,495**			**20,495**				
Reception / Waiting			0				250	1	250	250	1	250	250	1	250				
Copy / Mail Room			0				250	1	250	250	1	250	250	1	250				
Superintendent's Office	290	1	290				250	1	250	250	1	250	250	1	250				
Superintendent's Toilet	0	0	0				60	1	60	60	1	60	60	1	60				
Assistant Superintendent's Office	295	1	295				250	1	250	250	1	250	250	1	250				
Executive Admin. Assistant	285	1	285				0	0	0	0	0	0	0	0	0				
Conference Room	542	1	542				800	1	800	800	1	800	800	1	800				
Conference Room	472	1	472				250	2	500	250	2	500	250	2	500				
Chief Operations Officer	239	1	239				250	1	250	250	1	250	250	1	250				
Project Manager Office	132	1	132				125	1	125	125	1	125	125	1	125				
Facilities Director Office	346	1	346				150	1	150	150	1	150	150	1	150				
Facilities Admin. Assistant	200	1	200				100	1	100	100	1	100	100	1	100				
Director of Counseling and Behavioral Health	263	1	263			0	150	1	150	150	1	150	150	1	150				
Director of Counseling and Behavioral Health Admin. Assistant			0			0	100	1	100	100	1	100	100	1	100				
(Academic) Director Flex Office	varies	6	1,407				100	1	100	100	1	100	100	1	100				
(Academic) Directors Open Office							600	1	600	600	1	600	600	1	600				
(Academic) Director Admin. Assistant							100	2	200	100	2	200	100	2	200				
(Academic) Directors Conference							300	1	300	300	1	300	300	1	300				
Director of CCSR	159	1	159				0	0	0	0	0	0	0	0	0				
Communications Director	184	1	184				150	1	150	150	1	150	150	1	150				
Human Resources										0	0	0	0	0	0				
Human Resources Open Office	513	1	513				600	1	600	600	1	600	600	1	600				
Human Resources Director			0				250	1	250	250	1	250	250	1	250				
Human Resources Asst. Director			0				0	0	0	0	0	0	0	0	0				
Human Resources Admin. Assistant			0				0	0	0	0	0	0	0	0	0				
Finance										0	0	0	0	0	0				

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Finance Director	211	1	211				150	1	150	150	1	150	150	1	150				
COO/ Finance Executive Assistant	108	1	108				120	1	120	120	1	120	120	1	120				
Budget Analyst			0				0	0	0	0	0	0	0	0	0				
Accounting Manager	104	1	104				125	1	125	125	1	125	125	1	125				
Payroll Supervisor	149	1	149				0	0	0	0	0	0	0	0	0				
Payroll Open Office	691	1	691				600	1	600	600	1	600	600	1	600				
Accounts Payable	234	1	234				0	0	0	0	0	0	0	0	0				
Payroll Records	455	1	455				100	1	100	100	1	100	100	1	100				
Payroll Storage and Kitchenette	164	1	164				0	0	0	0	0	0	0	0	0				
Grants Manager	213	1	213				125	1	125	125	1	125	125	1	125				
Technology																			
District Technology Director	341	1	341				150	1	150	150	1	150	150	1	150				
District Technology Asst. Director	178	1	178				125	1	125	125	1	125	125	1	125				
I.T. Director							175	1	175	175	1	175	175	1	175				
Network Administrator	272	1	272				125	1	125	125	1	125	125	1	125				
Data Analyst	412	1	412				125	1	125	125	1	125	125	1	125				
District Tech Support	varies	4	741				400	1	400	400	1	400	400	1	400				
Tech Storage	700	1	700				0	0	0	0	0	0	0	0	0				
Shared Open Office (Hoteling)							0	0	0	0	0	0	0	0	0				
Staff Room	77	1	77				300	1	300	300	1	300	300	1	300				
Mother's Room			0				80	1	80	80	1	80	80	1	80				
Phone Booth			0				40	2	80	40	2	80	40	2	80				
Curriculum Storage	varies	2	2,762				1,500	1	1,500	1,500	1	1,500	1,500	1	1,500				
Maintenance Shop	954	1	954				1,000	1	1,000	1,000	1	1,000	1,000	1	1,000				
Maintenance Office	208	1	208				300	1	300	300	1	300	300	1	300				
Welcome Center										0	0	0	0	0	0				
Reception / Waiting			0				400	1	400	400	1	400	400	1	400				
Conference Room	279	1	279			0	250	1	250	250	1	250	250	1	250				
Conference Room			0			0	150	2	300	150	2	300	150	2	300				
Registration										0	0	0	0	0	0				
Registration Officer	324	1	324				150	1	150	150	1	150	150	1	150				
Registration Specialist	89	1	89				150	1	150	150	1	150	150	1	150				
Community, Family & Engagement Officer	131	1	131			0	150	1	150	150	1	150	150	1	150				
District Transportation Office	222	1	222			0	150	1	150	150	1	150	150	1	150				
Transportation Coordinator	160	1	160			0	0	0	0	0	0	0	0	0	0				
Student Services																			
Director of Student Services	220	1	220				175	1	175	175	1	175	175	1	175				
Student Services Admin. Assistant	226	1	226				0	0	0	0	0	0	0	0	0				
Special Ed. Coordinator	274	1	274			0	125	1	125	125	1	125	125	1	125				
Coordinator of Related Services			0			0	150	1	150	150	1	150	150	1	150				
Teacher of the Deaf	176	1	176			0	150	1	150	150	1	150	150	1	150				
Related Services Storage	1,302	1	1,302			0	800	1	800	800	1	800	800	1	800				
EL Services			0																
Director of EL	133	1	133				175	1	175	175	1	175	175	1	175				
EL Admin. Assistant	138	1	138				0	0	0	0	0	0	0	0	0				
EL Reception / Waiting	101	1	101			0	100	1	100	100	1	100	100	1	100				
EL Assessment	369	1	369			0	150	1	150	150	1	150	150	1	150				
Translator Office	30	2	60			0	150	2	300	150	2	300	150	2	300				
EL Storage	varies	2	122			0			0	0	0	0	0	0	0				
Health Services			0							0	0	0	0	0	0				
Director of Health Services	276	1	276				175	1	175	175	1	175	175	1	175				
Health Services Admin. Assistant	155	1	155				0	0	0	0	0	0	0	0	0				
Community Multipurpose Space						0	4,400	1	4,400	4,400	1	4,400	4,400	1	4,400				
Community Multipurpose Office						0	500	1	500	500	1	500	500	1	500				
Community Multipurpose Conference						0	730	1	730	730	1	730	730	1	730				
Teen Health Center									**1,460**			**1,460**			**1,460**				
Waiting / Reception						0	250	1	250	250	1	250	250	1	250				
Toilet						0	60	2	120	60	2	120	60	2	120				
Exam Room						0	120	2	240	120	2	240	120	2	240				
Office						0	150	4	600	150	4	600	150	4	600				
Staff Room						0	150	1	150	150	1	150	150	1	150				

Proposed Space Summary - High School

Addition / Renovation

Date: 6.23.26 Preferred Schematic Report

MEDFORD PUBLIC SCHOOLS MEDFORD HIGH SCHOOL	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
Storage						0	100	1	100	100	1	100	100	1	100				
Medford Community Media			**1,762**						**1,820**			**1,820**			**1,820**				
Open Office	603	1	603			0	120	1	120	120	1	120	120	1	120				
Studio	775	1	775			0	1,200	1	1,200	1,200	1	1,200	1,200	1	1,200				
Control Booth	171	1	171			0	200	1	200	200	1	200	200	1	200				
Playback Room	87	1	87			0	100	1	100	100	1	100	100	1	100				
Edit Room	52	1	52			0	100	1	100	100	1	100	100	1	100				
Storage	74	1	74			0	100	1	100	100	1	100	100	1	100				
Community Partner Rental Spaces	varies	4	2,778			0	2,760	1	2,760	2,760	1	2,760	2,760	1	2,760				
Total Building Net Floor Area (NFA)			**340,145**			**53,986**			**351,875**			**405,861**			**135,443**			**270,418**	**Total Building Net Floor Area (NFA)**
Proposed Student Capacity / Enrollment																		**1,395**	**Enter Total Enrollment**
NON-PROGRAMMED SPACES					% of GFA	**26,993**		% of GFA	**175,938**		% of GFA	**202,931**							Complete this category with Schematic Design Submittal
Other Occupied Rooms (List rooms separately below)																			
Mother's Room				-	0.0000%		-	0.0303%	160	-	0.0263%	160							
[Enter room type here]				-	0.0000%		-	0.0000%		-	0.0000%	0							
[Enter room type here]				-	0.0000%		-	0.0000%		-	0.0000%	0							
[Enter room type here]				-	0.0000%		-	0.0000%		-	0.0000%	0							
[Enter room type here]				-	0.0000%		-	0.0000%		-	0.0000%	0							
Unoccupied MEP / FP Spaces				-	0.0000%		-	0.0000%		-	0.0000%	0							
Unoccupied Closets, Supply Rooms, and Storage Rooms				-	0.0000%		-	0.0000%		-	0.0000%	0							
Toilet Rooms				-	0.0000%		-	0.0000%		-	0.0000%	0							
Circulation (corridors, stairs, ramps and elevators)				-	0.0000%		-	0.0000%		-	0.0000%	0							
Remaining[3]			**182,055**	-	33.3333%	**26,993**	-	33.3030%	**175,778**	-	33.3071%	**202,771**						135,209	
Total Building Gross Floor Area (GFA)[2]			**522,200**			**80,979**			**527,813**			**608,792**			**203,165**			**405,627**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)			**1.54**			**1.50**			**1.50**			**1.50**			**0.00**			**1.50**	**Grossing Factor (GFA / NFA)**

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls.

[3] **Remaining** Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for. above.

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architecture Firm: SMMA

Name of Principal Architect: Matt Rice, AIA, ALEP, AP BD+C

Signature of Principal Architect:

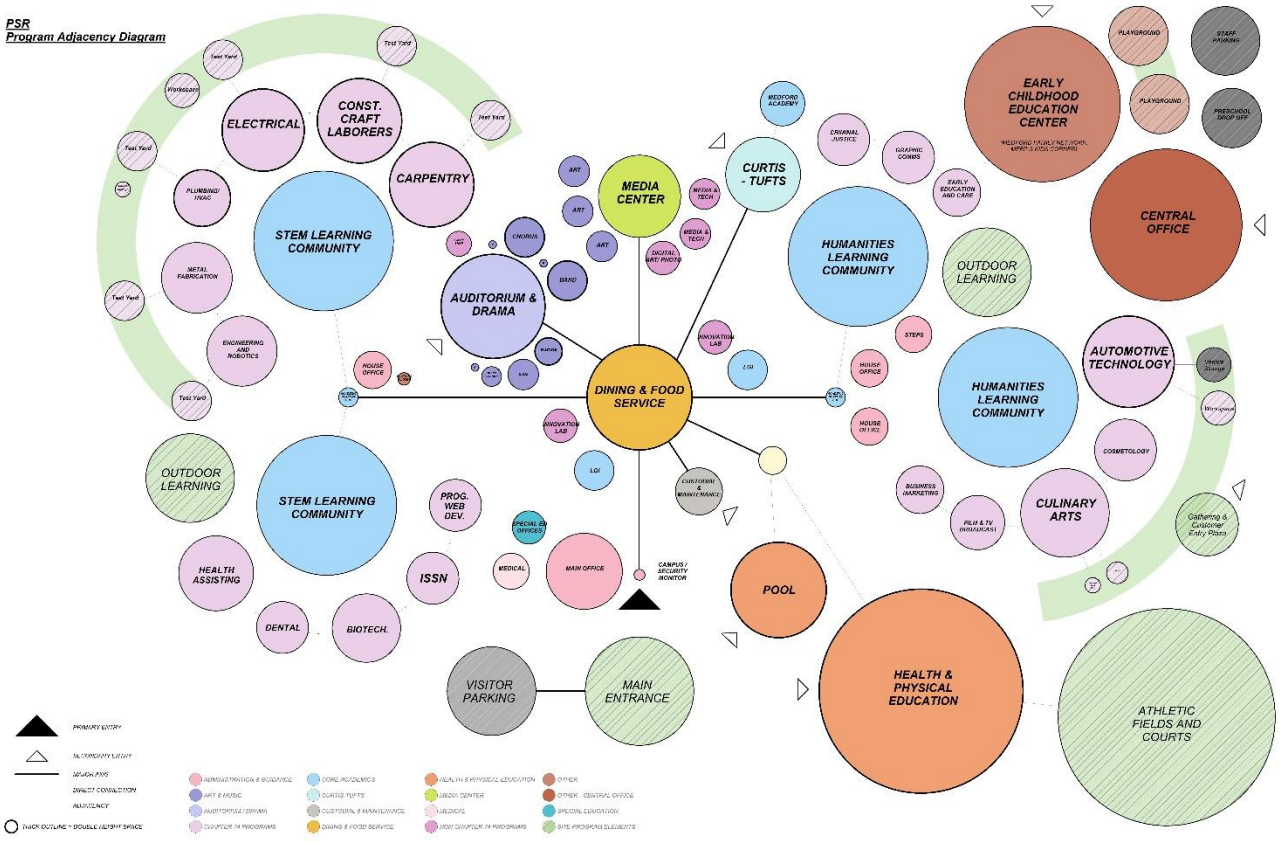
Date: 6.23.2026

D. Variations from PDP Initial Space Summary MSBA Review Comments

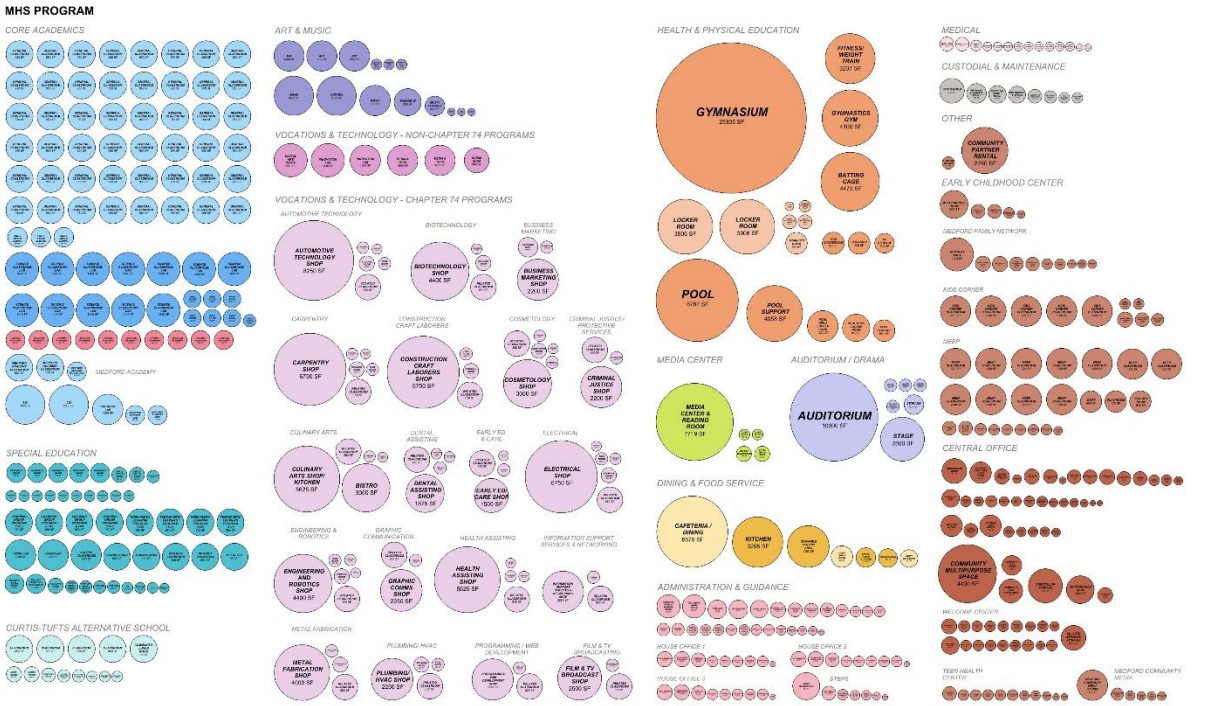
The Design Team and the OPM have worked collaboratively with District and Medford High School Administration to thoroughly review the educational program and space summary to create efficiencies in as many areas as possible, and to reduce overall building square footage. In addition to these discussions, there was a MHS School Building Committee vote, on April 27, 2026, to accept several square footage reductions.

These reductions were also presented to the Medford Public Schools School Committee, to ensure alignment with the District's Educational Plan.

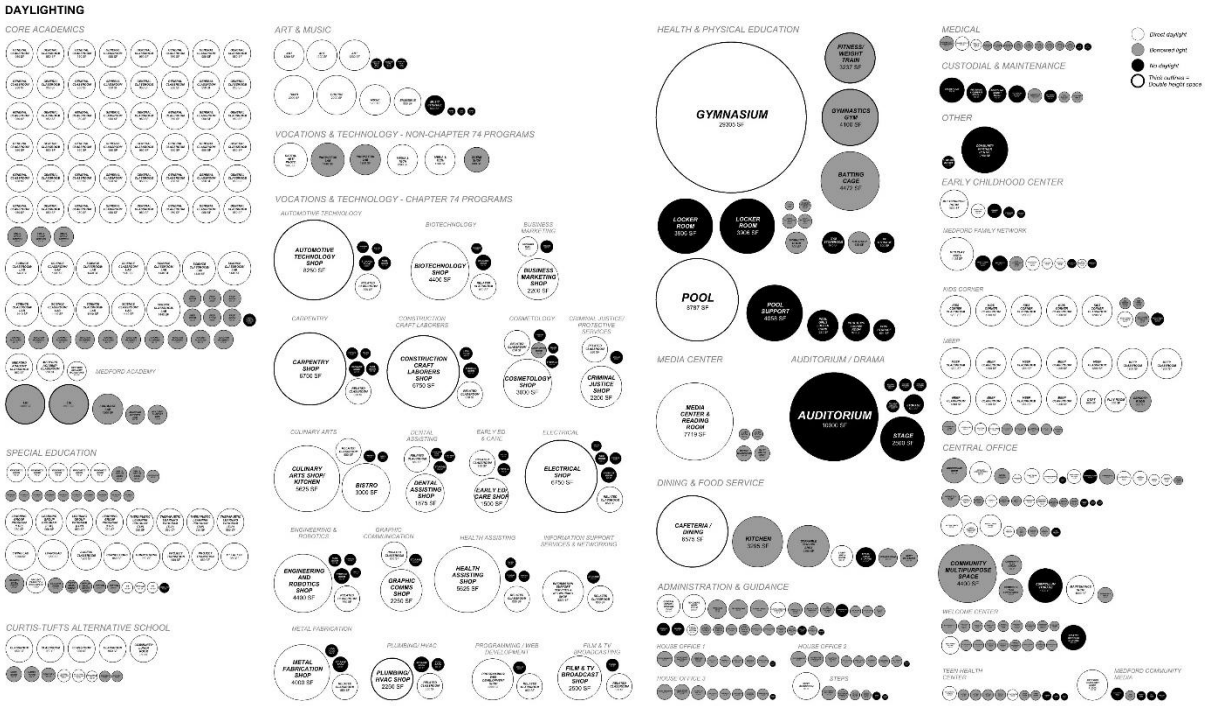
The following text summarizes the space program variations from the PDP Initial Space Summary MSBA Review comments to the current PSR Space Summary, for the Preferred Addition-Renovation option.



Preferred Alternative Program Adjacency Diagram



Program Diagram



Program Daylighting DIagram

Core Academic Spaces:

PDP MSBA Review: 80,005 sf

PSR: 80,205 sf

Teacher Planning

- PDP MSBA Review: 9 Teacher Planning rooms at 4,500 sf
- PSR: 10 Teacher Planning rooms at 4,700 sf

Teacher Planning rooms were increased by 200 sf to align with the MSBA Recommended square footage for this program.

Special Education (includes Collaborative Program Spaces)

PDP MSBA Review: 31,875 sf

PSR: 31,105 sf

Special Education (Medford High School):

- PDP MSBA Review 24,735 sf
- PSR: 24,455 sf

TLP Toilet

- PDP MSBA Review: (2) Toilets at 120 sf
- PSR: (0) Toilets at 0 sf

During PSR, the District and Special Education department determined that Therapuetic Learning Program (TLP) did not need dedicated toilets and TLP students could use nearby toilet rooms whose square footage is accommodated through the building's grossing factor.

Project Transition: Toilet

- PDP MSBA Review: (1) Toilet at 60 sf
- PSR: (0) Toilets at 0 sf

During PSR, the District and Special Education department determined that Transition Program did not need dedicated toilets and that Transition students could use nearby toilet rooms whose square footage is accommodated through the building's grossing factor.

Curtis-Tufts Therapeutic Day Program

- PDP MSBA Review 7,140 sf
- PSR: 6,650 sf

Toilet Rooms

- PDP MSBA Review: (4) Toilets at 240 sf
- PSR: (0) Toilets at 0 sf

During PSR, the District and Special Education department determined that the Curtis-Tufts program did not need dedicated toilets and that students could use nearby toilet rooms whose square footage is accommodated through the building's grossing factor.

Principal's Office

- PDP MSBA Review: (1) Office at 300 sf
- PSR: (1) Office at 150 sf

During PSR, the District and Special Education department determined that the Principal's Office could be reduced to 150 sf and still meet the requirements of this program.

Admin. Assistant

- PDP MSBA Review: (1) Office at 100 sf
- PSR: (0) Office at 0 sf

During PSR, the District and Special Education department determined that the Admin. Assistant would have a workstation in the Curtis-Tufts Waiting/Reception area, and therefore did not require a separate/addiitonal space.

Art & Music

PDP MSBA Review: 11,150 sf

PSR: 10,925 sf

Music Practice

- PDP MSBA Review: (6) rooms at 450 sf
- PSR: (3) rooms at 225 sf

During PSR, the District and MHS leadership reviewed the program and determined that 3 Music Practice Rooms would meet the needs of the Performing Arts educational needs and the District's Educational Plan.

Vocations & Technology

PDP MSBA Review: 117,425 sf

PSR: 108,185 sf

Non-Chapter 74 Programs:

- PDP MSBA Review: 8,400 sf
- PSR: 5,840 sf

Innovation Lab (1,200 sf):

- PDP MSBA Review: (1) Innovation Lab at 1,440 sf
- PSR: (1) Innovation Lab at 1,200 sf

The District and MHS Administration determined that one of the Innovation labs could be resized to 1,200 sf while still fulfilling the needs of the Educational Plan.

Innovation Lab (1,440 sf):

- PDP MSBA Review: (1) F.A.C.S Lab at 1,440 sf
- PSR: Renamed to “Innovation Lab”

To better align with the flexible and multipurpose needs of the school, the Cooking Lab was renamed to become another Innovation Lab. The lab will continue to have cooking stations, but will be used for a wider range of activities and curriculum.

Scene Shop

- PDP MSBA Review: (1) Scene Shop at 1,200 sf
- PSR: (1) Scene Shop at 800 sf

After further review of the program, the District determined that the school’s Scene Shop could be reduced to 800 sf and still fulfill the needs of the Performing Arts department and curriculum.

Chapter 74 Programs:

- PDP MSBA Review: 109,025 sf
- PSR: 102,345 sf

Automotive Technology – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Automotive Technology – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program’s ability to meet their educational goals.

Automotive Technology – Loft:

- PDP MSBA Review: 500 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate loft areas in several Chapter 74 Program areas. This will not affect the program’s ability to meet their educational goals.

Biotechnology – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Biotechnology – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program’s ability to meet their educational goals.

Biotechnology – Toilet Room:

- PDP MSBA Review: 60 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the dedicated Toilet Room for the Biotechnology Program. The program's students can use nearby shared Toilet Rooms that will be accommodated through the building's grossing factor.

Carpentry – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Carpentry – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Carpentry – Loft:

- PDP MSBA Review: 500 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate loft areas in several Chapter 74 Program areas. This will not affect the program's ability to meet their educational goals.

Construction Craft Laborers – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Construction Craft Laborers – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Construction Craft Laborers – Toilet Room:

- PDP MSBA Review: 130 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Construction Craft Laborer program can share Toilet Rooms with the Carpentry program without affecting the educational delivery.

Construction Craft Laborers – Changing Area:

- PDP MSBA Review: 170 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Construction Craft Laborer program can share Changing Areas with the Carpentry program without affecting the educational delivery.

Construction Craft Laborers – Loft:

- PDP MSBA Review: 500 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate loft areas in several Chapter 74 Program areas. This will not affect the program's ability to meet their educational goals.

Cosmetology – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Criminal Justice/ Protective Services – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Criminal Justice/ Protective Services – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Culinary Arts – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Culinary Arts – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Dental Assisting – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Dental Assisting – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Early Education and Care – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Early Education and Care – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Electricity – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Electricity – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Engineering and Robotics – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Engineering and Robotics – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Graphic Communications – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Graphic Communications – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Health Assisting – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Health Assisting - Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Information Support Services & Networking – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Information Support Services & Networking – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Metal Fabrication – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Metal Fabrication – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Metal Fabrication – Toilet Room:

- PDP MSBA Review: 130 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Metal Fabrication program can share Toilet Rooms with the Engineering & Robotics program without affecting the educational delivery.

Metal Fabrication – Changing Area:

- PDP MSBA Review: 170 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Metal Fabrication program can share Changing Areas with the Engineering & Robotics program without affecting the educational delivery.

Metal Fabrication – Loft:

- PDP MSBA Review: 500 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate loft areas in several Chapter 74 Program areas. This will not affect the program's ability to meet their educational goals.

Plumbing – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Plumbing – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Plumbing – Toilet Room:

- PDP MSBA Review: 130 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Plumbing program can share Toilet Rooms with the Electricity program without affecting the educational delivery.

Plumbing – Changing Area:

- PDP MSBA Review: 170 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Plumbing program can share Changing Areas with the Electricity program without affecting the educational delivery.

Programming/ Web Development – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Programming/ Web Development – Office:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Radio and Television Broadcasting – Related Classroom:

- PDP MSBA Review: 950 sf
- PSR: 850 sf

The District and MHS leadership reviewed the program and determined that the Chapter 74 Program Related Classrooms could be reduced to 850 sf across most programs, while still fulfilling the needs of the Educational Plan.

Radio and Television Broadcasting – Office:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and eliminated the separate offices in all the Chapter 74 Programs. Instructors will have lockable desks located on their respective shop floors. This will not affect the program's ability to meet their educational goals.

Health & Physical Education

PDP MSBA Review: 52,082 sf

PSR: 63,673 sf

Pool:

- PDP MSBA Review: 8,787 sf, under "Other"
- PSR: 8,787 sf, under "Health & Physical Education"

At the request of the MSBA, the Pool and its support programs have been moved from the "Other" program to the "Health & Physical Education" program for this Addition/Renovation scheme that was selected for the Preferred Solution.

Pool – Boys Locker Room:

- PDP MSBA Review: 970 sf, under "Other"
- PSR: 970 sf, under "Health & Physical Education"

At the request of the MSBA, the Pool and its support programs have been moved from the "Other" program to the "Health & Physical Education" program for this Addition/Renovation scheme that was selected for the Preferred Solution.

Pool – Girls Locker Room:

- PDP MSBA Review: 1,230 sf, under "Other"
- PSR: 1,230 sf, under "Health & Physical Education"

At the request of the MSBA, the Pool and its support programs have been moved from the "Other" program to the "Health & Physical Education" program for this Addition/Renovation scheme that was selected for the Preferred Solution.

Pool - Storage:

- PDP MSBA Review: 604sf, under "Other"
- PSR: 604 sf, under "Health & Physical Education"

At the request of the MSBA, the Pool and its support programs have been moved from the "Other" program to the "Health & Physical Education" program for this Addition/Renovation scheme that was selected for the Preferred Solution.

Administration & Guidance:

PDP MSBA Review: 14,104 sf

PSR: 13,054 sf

Principal's Office w/ Conference Area:

- PDP MSBA Review: 375 sf
- PSR: 250 sf

The District and MHS leadership reviewed the program for efficiencies and determined that this office could be reduced to 250 sf and still meet the needs of the school.

Principal's Secretary / Waiting:

- PDP MSBA Review: 125 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the Secretary would have a workstation in the General Office/Waiting area and did not require a separate office.

Dean of Student Success Office:

- PDP MSBA Review: 175 sf
- PSR: 150 sf

The District and MHS leadership reviewed the program for efficiencies and identified several offices that could be reduced to 150 sf and still meet the needs of the school.

Campus/ Security Monitor:

- PDP MSBA Review: 200 sf
- PSR: 150 sf

The District and MHS leadership reviewed the program for efficiencies and identified several offices that could be reduced to 150 sf and still meet the needs of the school.

School Resource Officer:

- PDP MSBA Review: 200 sf
- PSR: 150 sf

The District and MHS leadership reviewed the program for efficiencies and identified several offices that could be reduced to 150 sf and still meet the needs of the school.

CTE Executive Director:

- PDP MSBA Review: 375 sf
- PSR: 250 sf

The District and MHS leadership reviewed the program for efficiencies and determined that this program could be reduced to 250 sf and still meet the needs of the school.

CTE Admin. Assistant:

- PDP MSBA Review: (2) offices at 200 sf
- PSR: (0) offices at 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that the CTE Admin. Assistants would have workstations in the General Office/Waiting area and did not require a separate office.

CTE Co-Op Office:

- PDP MSBA Review: 150 sf
- PSR: 0 sf

The District and MHS leadership reviewed the program for efficiencies and determined that this position's workstation could be consolidated into the Career Center.

Paraprofessional Workroom:

- PDP MSBA Review: 500 sf
- PSR: 300 sf

The District and MHS leadership reviewed the program for efficiencies and determined that this program could be reduced to 300 sf and still meet the needs of the school.

Other:

PDP MSBA Review: 60,845 sf

PSR: 55,405 sf

Early Childhood Center – Multipurpose Room:

- PDP MSBA Review: 2,000 sf
- PSR: 1,000 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 1,000 sf and still meet the needs of the Early Childhood Center program.

Early Childhood Center – Stroller Parking:

- PDP MSBA Review: 300 sf
- PSR: 150 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 150 sf and still meet the needs of the Early Childhood Center program.

MEEP – Director's Admin. Assistant:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that the Admin. Assistant would have a workstation in the MEEP Reception/Waiting area and did not require a separate office.

MEEP – OT/PT:

- PDP MSBA Review: (1) OT at 600 sf
- PSR: (1) OT/PT at 600 sf

District leadership reviewed the program for efficiencies and determined that OT and PT could be consolidated into a single shared space.

MEEP – PT:

- PDP MSBA Review: (1) PT at 600 sf
- PSR: (0) PT at 0 sf

District leadership reviewed the program for efficiencies and determined that OT and PT could be consolidated into a single shared space (MEEP - OT/PT).

MEEP – Evaluation Team Leader:

- PDP MSBA Review: (2) ETL offices at 300 sf
- PSR: (0) ETL offices at 0 sf

District leadership reviewed the program for efficiencies and determined that the MEEP Evaluation Team Leader spaces could be eliminated, as there are already a Team Chair office space and a Conference Room.

Superintendent's Office:

- PDP MSBA Review: 375 sf
- PSR: 250 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 250 sf and still meet the needs of the District.

Assistant Superintendent's Office:

- PDP MSBA Review: 200 sf
- PSR: 250 sf

District leadership reviewed the program for efficiencies and determined that this space should be enlarged to 250 sf to better meet the needs of the District.

Executive Admin. Assistant:

- PDP MSBA Review: 120 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that the Admin. Assistant would have a workstation in the Reception/Waiting area and did not require a separate office.

Chief Operations Officer:

- PDP MSBA Review: 200 sf
- PSR: 250 sf

District leadership reviewed the program for efficiencies and determined that this space should be enlarged to 250 sf to better meet the needs of the District.

Project Manager Office:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Facilities Director Office:

- PDP MSBA Review: 175 sf
- PSR: 150 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 150 sf and still meet the needs of the District.

Director of Counseling and Behavioral Health:

- PDP MSBA Review: 175 sf
- PSR: 150 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 150 sf and still meet the needs of the District.

(Academic) Directors Flex Office:

- PDP MSBA Review: (6) offices at 175 sf
- PSR: (1) office at 100 sf

District leadership reviewed the program for efficiencies and determined that this program would be better served with one small flex office and one larger open office for all of the Academic Directors, to encourage collaboration.

(Academic) Directors Open Office:

- PDP MSBA Review: 0 sf
- PSR: 600 sf
-

District leadership reviewed the program for efficiencies and determined that this program would be better served with one small flex office and one larger open office for all of the Academic Directors, to encourage collaboration.

(Academic) Directors Conference:

- PDP MSBA Review: 0 sf
- PSR: 300 sf

District leadership reviewed the program for efficiencies and determined that an open office and a conference room would better serve the Academic Directors and their needs.

Communications Director:

- PDP MSBA Review: 175 sf
- PSR: 150 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 150 sf and still meet the needs of the District.

Human Resources Open Office:

- PDP MSBA Review: 120 sf
- PSR: 600 sf

District leadership reviewed the program for efficiencies and determined that this space should be enlarged to 600 sf to better meet the needs of this department. The HR Asst. Director and Admin. Assistant would be consolidated into this space as well.

Human Resources Director:

- PDP MSBA Review: 175 sf
- PSR: 250 sf

District leadership reviewed the program for efficiencies and determined that this space should be enlarged to 250 sf to better meet the needs of the District.

Human Resources Assistant Director:

- PDP MSBA Review: 150 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space should be consolidated into a larger Human Resources Open Office.

Human Resources Admin. Assistant:

- PDP MSBA Review: (2) offices at 200 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space should be consolidated into a larger Human Resources Open Office.

Finance Director:

- PDP MSBA Review: 175 sf
- PSR: 150 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 150 sf and still meet the needs of the District.

Budget Analyst:

- PDP MSBA Review: 150 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space could be eliminated from the program.

Accounting Manager:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Payroll Supervisor:

- PDP MSBA Review: 150 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space should be consolidated into a larger Human Resources Open Office.

Accounts Payable:

- PDP MSBA Review: 240 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space should be consolidated into a larger Human Resources Open Office.

Grant Manager:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

District Technology Director:

- PDP MSBA Review: 175 sf
- PSR: 150 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 150 sf and still meet the needs of the District.

District Technology Asst. Director:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Network Administrator:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Data Analyst:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Tech. Storage:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Shared Open Office (Hoteling):

- PDP MSBA Review: 240 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space could be eliminated from the program.

Curriculum Storage:

- PDP MSBA Review: 2,700 sf (previously Central Office Storage)
- PSR: 1,500 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 1,500 sf and still meet the needs of the District.

Transportation Coordinator:

- PDP MSBA Review: 150 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that this space could be eliminated from the program.

Student Services Admin. Assistant:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that the Admin. Assistant would have a workstation in the Welcome Center Reception/Waiting area and did not require a separate office.

Special Ed. Coordinator:

- PDP MSBA Review: 150 sf
- PSR: 125 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 125 sf and still meet the needs of the District.

Related Services Storage:

- PDP MSBA Review: 1,000 sf
- PSR: 800 sf

District leadership reviewed the program for efficiencies and determined that this space could be reduced to 800 sf and still meet the needs of the District.

EL Admin. Assistant:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that the Admin. Assistant would have a workstation in the Welcome Center Reception/Waiting area and did not require a separate office.

Health Services Admin. Assistant:

- PDP MSBA Review: 100 sf
- PSR: 0 sf

District leadership reviewed the program for efficiencies and determined that the Admin. Assistant would have a workstation in the Welcome Center Reception/Waiting area and did not require a separate office.

E. Sustainability Documents

Energy Code Compliance

The City of Medford has adopted the Massachusetts Specialized [Opt-in] Stretch Energy Code. The Preferred Schematic Design Option will be compliant with the Specialized [Opt-in] Stretch Energy Code, under the all-electric pathway and based on the major renovation/addition scope of work, with an Energy Use Intensity (EUI) target of 35 KBtu/SF/Yr.

MSBA Green School Policy

The Alternative will pursue LEEDv5 Certification under the MSBA Green School Policy, achieving a minimum of LEEDv5 Silver Certification. The project is planning to pursue a LEEDv5 Gold Certification. The project will strive to meet the threshold of 60-69 points, equivalent to a LEEDv5 Gold rating. A Preliminary LEED scorecard is included as Appendix D.

In addition, the project plans to pursue the MSBA Green Policy additional reimbursement:

- Massachusetts Specialized Stretch Energy Code (3%)
- Optimization of LEED materials and EQ credit points (1%)
    - 5 points out of the following credits:
        - MRc3 – Low Emitting Materials
        - MRc4 – Building Product and Selection
        - EQc1 – Enhanced Air Quality
        - EQc5 – Air Quality Testing and Monitoring
- Embodied carbon reduction strategies such as low carbon concrete and materials such as structural wood components.
- Red List Compliance for Healthy Materials, as applicable.
- Health and wellness strategies such abundant daylight and views, glare control, access to outdoors through outdoor classrooms, operable windows offering the option for natural ventilation.

Energy Performance and Renewable Energy:

The City of Medford has adopted the Massachusetts Specialized Stretch Energy Code. The Preferred Schematic Design Option would require compliance with the Specialized Stretch Energy Code, under the all-electric pathway and based on the major renovation/addition scope of work, with an Energy Use Intensity (EUI) target of 35 KBtu/SF/Yr. or better [*excluding the pool area*].

- Compliance with the Massachusetts Stretch Energy Specialized Code [All-Electric Pathway].
- Energy Use Intensity (EUI) target of 35 kBtu/SF/yr. or better [excluding the pool area].
- All-Electric heating/cooling, and domestic hot water heat pump systems, high efficiency electrical systems, including all-electric kitchens, and a high performance building enclosure. [Note: with the exception of the pool hot water system, of which the fuel source is TBD, pending on life cycle cost analysis of all-electric pool heating systems]
- A Solar Photovoltaic (PV) System (6.2-6.5 MW)
- A 4.8 MWh Battery Storage System (BESS)

Electric Vehicle Stations (EV)

Electric Vehicles Stations (EV) will be in compliance with the Massachusetts Specialized Stretch Energy Code [Opt-in], the Medford regulations and LEEDv5 requirements:

- 10% EV installed
- 10% EV readiness

F. Building Plans

Following are the plans and supporting graphics for the Preferred Schematic, Alternative C2.2A. See Appendix I for enlarged building plans for increased legibility.

C.2.2A
Level 1
+80



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
- 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

10 50 100 200 N



C.2.2A
Level 3
+109.21



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

10 50 100 200 N

C.2.2A
Level 5
+141



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

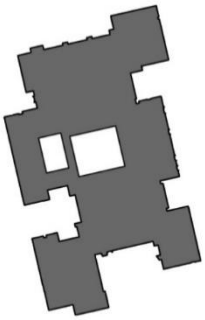
- Primary Entry
- Secondary Entry
- Unexcavated / Below Grade
- Outdoor Learning
- Roof / PV Area
- Expansion Area
- Existing Building to be removed
- Renovated Area

10 50 100 200 N

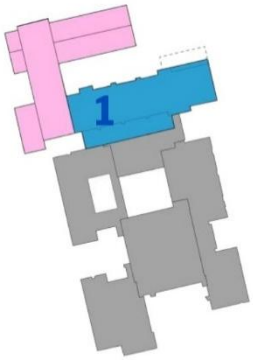
C.2.2A – Phasing

80 Months Total

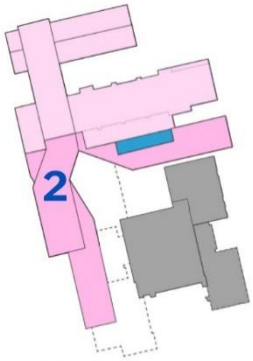




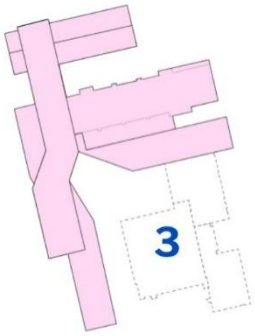
Existing Building
- Site Prep / Enabling
- Existing building in use



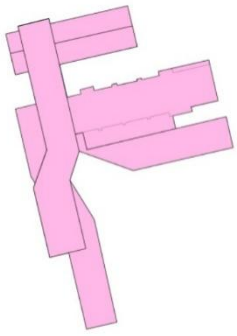
Phase 1
- Demolish existing mechanical room, renovate D, E & F Wings (including Pool), build northern part of New Addition.
- Existing building (without pool and gym) in use



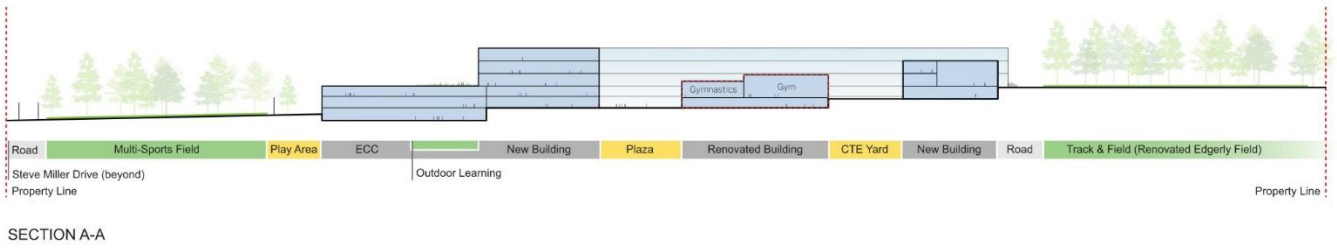
Phase 2
- Demolish A, C and part of G Wings. Renovate remainder of D Wing, build remaining New Addition.
- Phase 1 Renovation & Addition areas in use



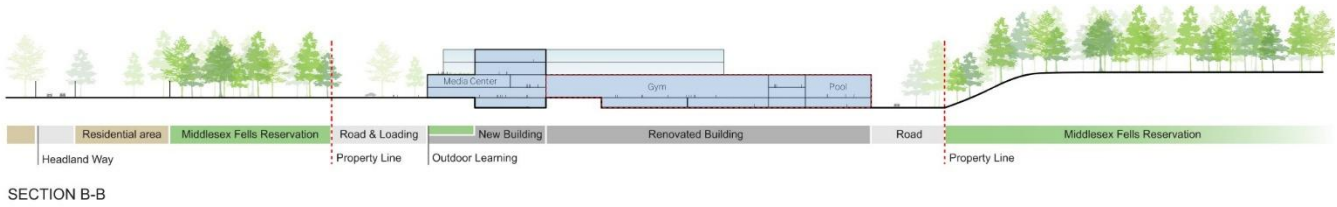
Phase 3
- Demolish remainder of existing building.
- Renovation & Addition fully occupied.



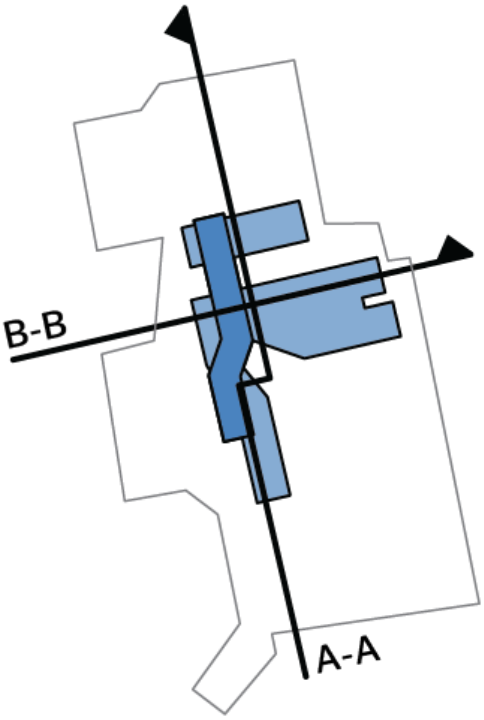
School Building Complete
- Sitework completed following existing building demolition.



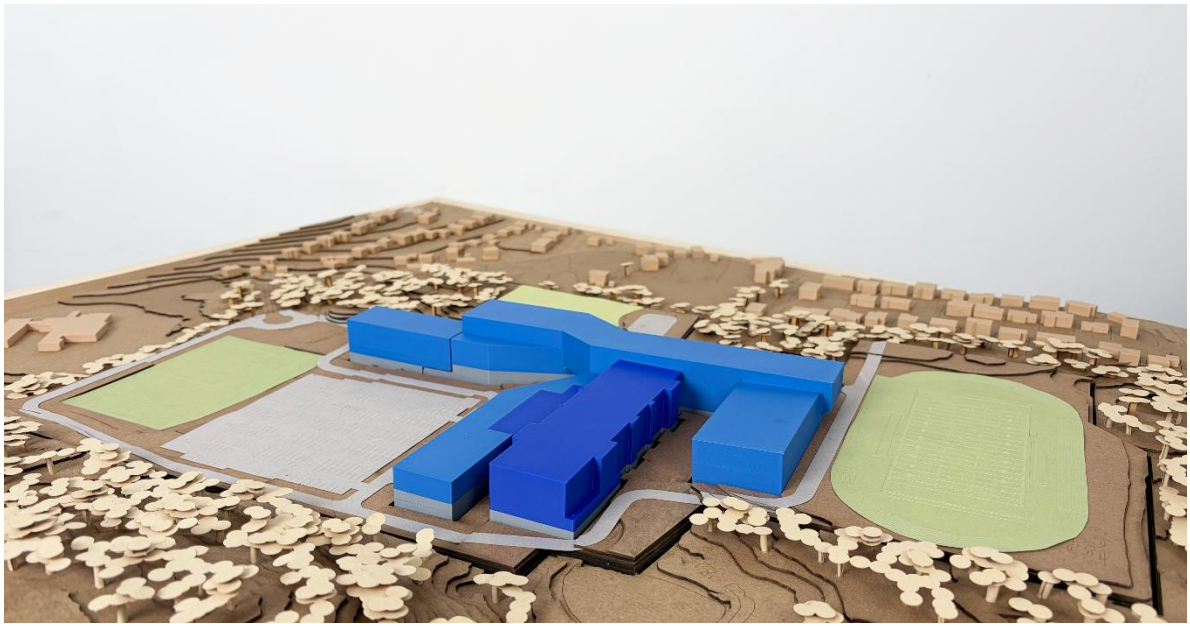
Alternative C.2.2A Section Diagram A-A



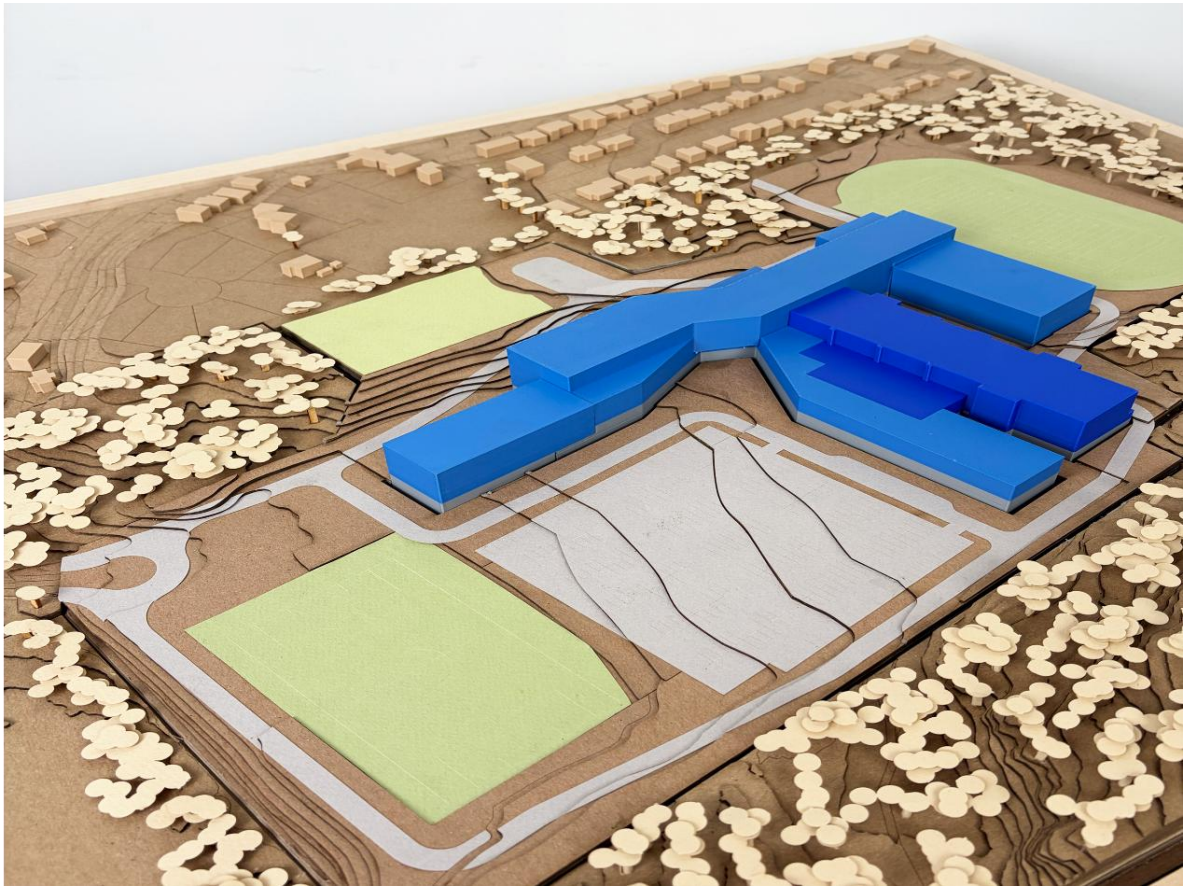
Alternative C.2.2A Section Diagram B-B



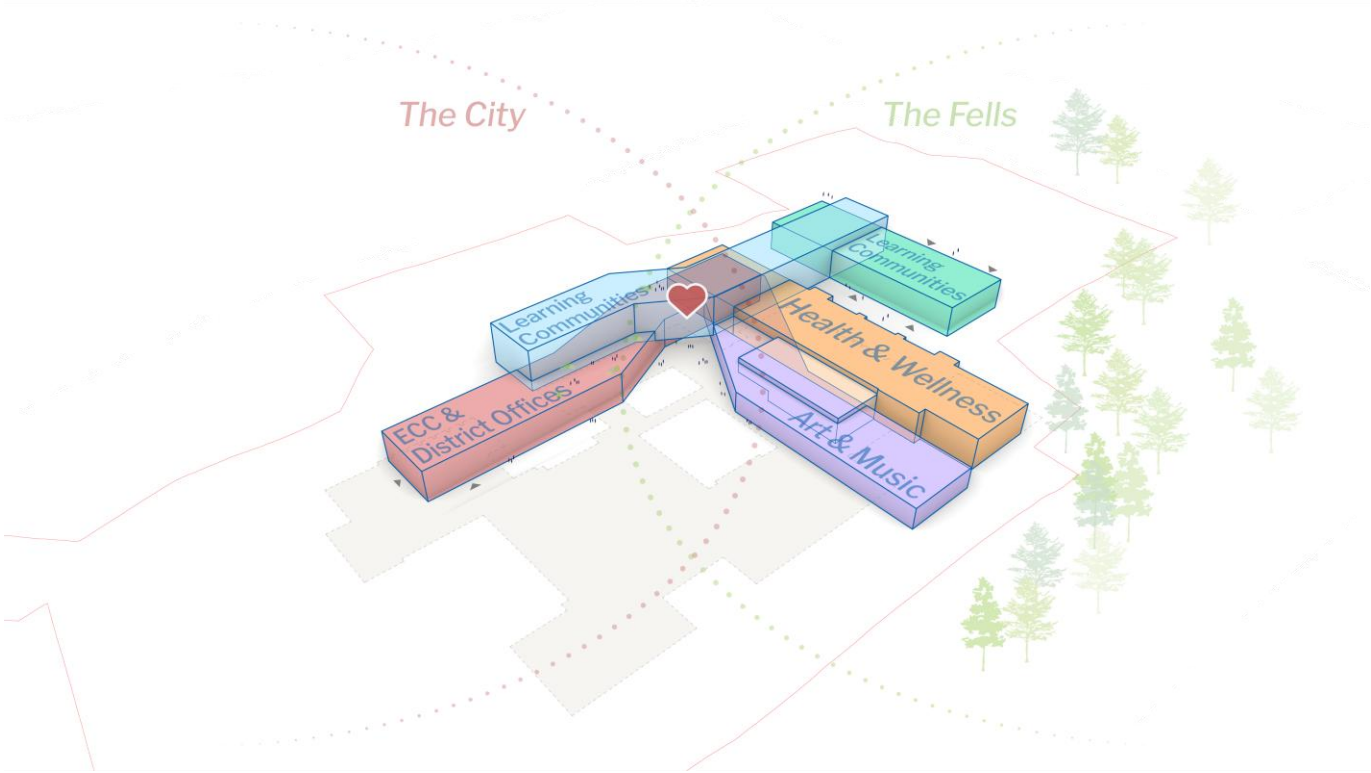
Section Diagram Key Plan



Alternative C.2.2A Massing model



Alternative C.2.2A Massing Model



Alternative C.2.2A Program Concept Diagram



Alternative C.2.2A Aerial Perspective

G. Site Plan

Site work will include the redevelopment of all vehicular and pedestrian circulation systems. There are circulation routes for buses, passenger cars, and service vehicles. Drop off and pick up areas for buses and passenger cars, as well as loading docks for service vehicles are noted on the plans, adjacent to the building perimeter. A circulation diagram highlights routes of circulation and parking in greater detail. New outdoor student spaces, including entrance plazas, outdoor learning environments, outdoor courtyards, and connections to resource areas for education are highlighted in the illustrative plan.

ADA access will be designed across the site through circulation systems and outdoor gathering spaces. Emergency access around the building will be a priority.

Site furnishings and plantings will be installed to compliment the new building and site. All disturbed existing mature tree canopy will be replaced on the site with native tree species.

A full-size track and field is proposed north of the building. The existing practice field on the west side of the site remains, with a small portion along the north side of the existing practice field footprint being devoted to parking. A multi-use sports field is proposed on the south side of the site.

Gathering spaces hug the southern facade of the building, with a CTE yard between the north and south wings of the building.

Parking

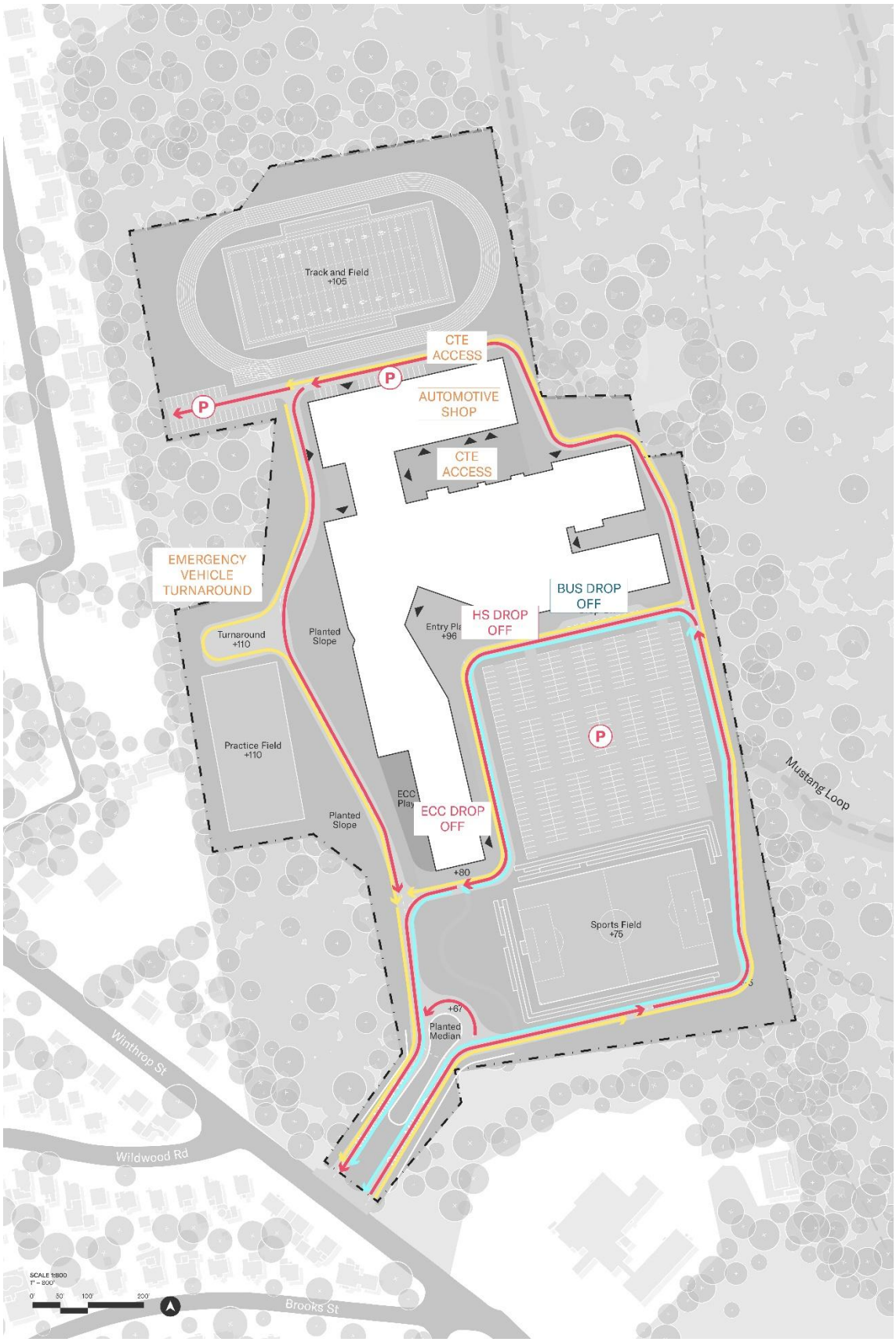
Parking for 454 vehicles is incorporated through 6 parking areas on the site. The majority of these parking spots are incorporated into a large lot just south of the building. The remaining spots are divided among 5 other parking areas around the site.

The parking count was determined as follows: the school anticipates 371 staff and fleet vehicles at 90% occupancy. This accounts for 334 spaces. The school anticipates up to 52 visitors to the CTE programs, the pool, and the Kid's Corner daycare drop off. Because of the different times of day these visitors arrive, a 50% overlap was assumed for a total of 26 visitor spaces for these programs. In keeping with the current parking policy, about 100 students are anticipated to drive, and at 90% occupancy the demand is for 90 spaces. The 334 staff spaces, 26 visitor spaces, and 90 student spaces together equal 450 parking spaces,

The new parking areas will incorporate ADA and MAAB compliant accessibility from accessible parking and loading zones to all accessible building entrances.

Utilities

A new water main and sewer trunk in Steve Miller Drive will serve the new additions. Hydrants and the building will be served from the on-site distribution system. Sanitary waste will discharge via gravity to existing services in the streets. Kitchen waste will discharge via exterior grease traps sized per Title 5. A new stormwater management system will be incorporated to comply with town and state standards to improve runoff quality and mitigate runoff quantity. A diagramatic plan, as well as existing utilities plan diagram, have been included to show the approximate layout of the new service connections for water, sewer, gas and storm drain lines on the site included at the end of this section.



Site: Traffic & Parking



Alternative C.2.2A – Site Plan

H. Budget

The Medford High School Project will have a significant effect on the City's budget and financing capacity. City and School officials and their financial teams are currently working together to analyze the City's existing debt limit, debt service capacity and financing capabilities to determine the City's ability to support the Preferred Option C.2.2A for Renovation + Addition on the Existing High School site. The Preferred Option was deemed to be the most appropriate from an educational and operational perspective. This option was also thoroughly evaluated from a financial perspective and thoughtfully compared to the other options that were explored.

Estimated Total Construction Cost

The Designer's Cost Consultant, AM Fogarty, finalized their PSR estimated construction costs as can be seen on the Comparative Costs Analysis Matrix included in Appendix G. We have used the Designer's Cost Consultant's estimate as the basis for the PSR costs as they have worked closely with the Designers throughout the PSR to understand the project. For the Preferred Option C.2.2A – Renovation + Addition, the estimated total construction cost is $675,914,566.

Estimated Total Project Cost

The estimated Total Project Costs are currently being carried at 22% of the estimated total construction costs of $675,914,566, bringing the estimated total project costs to $795,451,553 as indicated in the Preliminary Pricing Table and the Comparative Costs Analysis Matrix included in Appendix G. The Total Project Budget is in development, and a preliminary Form 3011 (TPB) will be used to calculate the basis for the City's estimated share of the Total Project Costs which will then be used by the City to provide the Debt Service and Tax Impact Analysis.

Estimated Funding Capacity

The City feels that the anticipated construction costs of the Preferred Option C.2.2A of $675,914,566 and the total project cost of $795,451,553 are outside the City's capacity to fund the project and the City intends to seek Debt Exclusion approval from City residents.

The City of Medford remains committed to providing the necessary financial resources to fund the Medford High School in a prudent and responsible manner that does not preclude other priority known and future capital expenditure needs. The Project Team continues to work closely and diligently with the City's Finance Committee to develop the Preferred Option and feels confident that it not only meets the educational goals, objectives and needs of the District and its students but is also fiscally feasible for the City.

List of Other Municipal Projects Currently Planned or in Progress

- FY27-28 Equipment and Vehicles $3M
- Pension Liability $96M
- Recreation Center $3M
- OPEB $257M
- Chevalier Theatre Upgrades $500,000
- Hormel Stadium Upgrades $2M
- City Hall HVAC $1.5M
- Accounting Software $2M
- City Hall ADA Bathroom Renovations $1.2M
- Hegner Center Remodel $2 - $4M
- Lead Line Replacement $70M
- New Fire Station Headquarters $30M
- Oak Grove Design/Construction $4M
- School District HVAC $15.8M
- Oak Grove Cemetery Roads $3.2M
- Oak Grove Cemetery Building $2M
- Freedom Way Road Reconstruction $20M
- Streets/Sidewalks Backlog $200M
- Water/Sewer Infrastructure Work $250M

District's Not-to-Exceed Total Project Budget

The district's total project budget is anticipated to be $795,451,553 for the selected option as indicated in the Preliminary Pricing Table and the Comparative Costs Analysis Matrix. This information is included in Appendix G.

Description of the Local Process for Authorization and Funding

After approval of the Schematic Design Submission by the MSBA Board of Directors, targeted for the April 29, 2027 MSBA Board Meeting, the City of Medford will seek approval for the project through the City Council in May/June 2027. The Preliminary Project Schedule will be confirmed during the Schematic Design phase of the project.

It is anticipated that funding will be by Debt Exclusion. That would require a public vote, after the City Council Vote and Approval.

Estimated Impact to Local Property Tax

The City of Medford is considering several options for funding the project through municipal bonds. The city is investigating several scenarios to pay for debt service with available funds and excess levy capacity, a debt exclusion, or a combination thereof.

Some scenarios the city is researching could increase local taxes starting by an average of $59/month, or $704/year, over the term of the borrowing and the City and MPS will continue to work together over the summer to develop a plan to refine and possibly reduce costs. The current strategy is to present a plan in or around September 2026 to the community for consideration and feedback before asking the SBC to vote to finalize scope for the project.

I. Budget Statement

The District's Budget Statement is included at the end of this section.

As reported on the school district's most recent three end of year information, please updated to the 3 latest fiscal year periods and complete the fields below.

Category	2022-2023 FY2023 Staff (FTE)	2022-2023 FY2023 Budget	2023-2024 FY2024 Staff (FTE)	2023-2024 FY2024 Budget	2024-2025 FY2025 Staff	2024-2025 FY2025 Budget	Change from Previous Year Staff (FTE)	Change from Previous Year Budget	Post-Constuction Budget Staff	Post-Constuction Budget Budget	New Facility vs. Current Staff (FTE)	New Facility vs. Current Budget
Salaries												
Administration												
Admin. Secretary	33.00	1,998,168	27.00	1,679,328	27.00	1,723,654	0.00	44,326	27.00	1,783,982	0.00	60,328
Assistant Principal	10.00	1,173,905	10.00	1,245,889	10.00	1,296,936	0.00	51,047	10.00	1,342,329	0.00	45,393
Business Office	20.00	1,846,603	20.00	1,938,256	23.00	2,111,258	3.00	173,002	23.00	2,185,152	0.00	73,894
Curriculum Director/Coord.	17.00	1,226,015	15.00	1,695,480	15.00	1,749,240	0.00	53,760	15.00	1,810,464	0.00	61,223
Custodians/Maintenance Staff	34.00	2,463,609	32.00	2,980,243	35.00	2,841,493	3.00	(138,750)	35.00	2,940,945	0.00	99,452
Executive Secretary	2.00	153,440	1.00	82,000	2.00	118,477	1.00	36,477	2.00	122,624	0.00	4,147
Facilities Manager	1.00	110,949	1.00	110,949	1.00	113,349	0.00	2,400	1.00	117,317	0.00	3,967
Guidance	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Adjustment Counselor	12.00	840,926	12.00	950,809	12.00	1,198,654	0.00	247,845	12.00	1,240,606	0.00	41,953
Guidance Counselors	9.00	676,295	8.00	710,942	8.00	865,670	0.00	154,728	8.00	895,969	0.00	30,298
Guidance Director	1.00	89,158	1.00	91,028	1.00	93,226	0.00	2,198	1.00	96,489	0.00	3,263
Legal	1.00	66,325	1.00	66,325	1.00	66,325	0.00	-	1.00	68,646	0.00	2,321
Nurse	15.00	998,520	15.00	1,035,948	13.60	1,200,051	-1.40	164,103	13.60	1,242,053	0.00	42,002
Other	0.00	-	0.00	-	6.00	376,365	6.00	376,365	6.00	389,538	0.00	13,173
Principal	7.00	915,632	7.00	950,910	7.00	1,092,288	0.00	141,378	7.00	1,130,518	0.00	38,230
Special Education Admin	5.00	659,842	5.00	676,443	5.00	697,364	0.00	20,921	5.00	721,772	0.00	24,408
Superintendent/Asst. Superintendent	4.00	587,269	4.00	609,532	3.00	488,972	-1.00	(120,560)	3.00	506,086	0.00	17,114
Transportation	1.00	27,500	1.00	29,000	1.00	33,979	0.00	4,979	1.00	35,168	0.00	1,189
Treasurer	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Total Administration	**172.00**	**13,834,157**	**160.00**	**14,853,082**	**170.60**	**16,067,301**	**10.60**	**1,214,218**	**170.60**	**16,629,656**	**0.00**	**562,356**
Instruction - Teaching Services												
Arts	7.00	660,108	8.00	758,746	8.00	883,453	0.00	124,707	8.00	914,374	0.00	30,921
Business	1.00	72,123	1.00	74,666	1.00	79,249	0.00	4,583	1.00	82,023	0.00	2,774
Communications	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Coping Instructor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Culinary Arts	1.00	74,321	2.00	158,452	2.00	167,894	0.00	9,442	2.00	173,770	0.00	5,876
ELL	37.00	2,582,289	42.00	2,900,667	42.00	3,118,139	0.00	217,472	42.00	3,227,274	0.00	109,135
English Language	24.00	2,263,550	27.00	2,367,174	30.00	2,804,798	3.00	437,624	30.00	2,902,966	0.00	98,168
Family Consumer Services	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Foreign Language	12.00	1,089,937	14.00	1,318,796	15.00	1,376,670	1.00	57,874	15.00	1,424,853	0.00	48,183
Health Services	0.00	-	0.00	-	0.00		0.00	-	0.00	-	0.00	-
History & Social Science	25.00	2,266,467	24.00	2,245,275	26.00	2,493,587	2.00	248,312	26.00	2,580,863	0.00	87,276
Instructional Assistant/Paraprofessionals	95.00	2,615,434	98.00	2,865,140	112.00	1,447,749	14.00	(1,417,391)	112.00	1,498,420	0.00	50,671
Library/Media	8.00	436,598	7.00	449,684	7.00	472,054	0.00	22,370	7.00	488,576	0.00	16,522
Mathematics	24.00	2,043,855	23.00	1,963,612	29.00	2,519,595	6.00	555,983	29.00	2,607,781	0.00	88,186
MCAS	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Music	10.00	992,270	10.00	926,215	10.00	971,449	0.00	45,234	10.00	1,005,450	0.00	34,001
Other	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Physical Education	14.00	1,319,000	14.00	1,440,035	14.00	1,469,578	0.00	29,543	14.00	1,521,013	0.00	51,435
Reading	8.00	761,093	7.00	691,614	7.00	715,202	0.00	23,588	7.00	740,234	0.00	25,032
School Adjustment Counselor	12.00	925,910	12.00	950,809	16.00	1,318,309	4.00	367,500	16.00	1,364,450	0.00	46,141
Science										-		
Biology	26.00	2,277,383	24.00	2,181,972	25.00	2,402,130	1.00	220,158	25.00	2,486,204	0.00	84,075
Botany	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Chemistry	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Geology	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Physics	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Special Education	287.00	11,985,026	292.00	12,984,250	290.00	13,287,464	-2.00	303,214	290.00	13,752,525	0.00	465,061
Substitute Teachers	21.00	96,854	23.00	101,352	28.00	103,571	5.00	2,219	28.00	107,196	0.00	3,625
Technology	10.00	927,124	10.00	926,096	10.00	925,105	0.00	(991)	10.00	957,484	0.00	32,379
Vocational Tech.	23.00	2,003,463	23.00	2,137,194	25.00	2,773,661	2.00	636,467	25.00	2,870,739	0.00	97,078
Total Instruction - Teaching Services	**645.00**	**35,392,805**	**661.00**	**37,441,749**	**697.00**	**39,329,658**	**36.00**	**1,887,909**	**697.00**	**40,706,196**	**0.00**	**1,376,538**
Total Salaries Administration & Instruction	**817.00**	**49,226,962**	**821.00**	**52,294,831**	**867.60**	**55,396,959**	**46.60**	**3,102,128**	**867.60**	**57,335,853**	**0.00**	**1,938,894**
Employee Benefits												
All employee-related fringe (health insurance, retirement etc)		**19,576,123**		**15,243,896**		**18,189,500**		**2,945,604**		**18,978,548**		**789,048**
Materials & Services												
Materials												
Audio-Visual Materials		45,802		69,825		152,361		82,536		108,950		(43,411)
Culinary Arts Materials		2,822		1,821		36,198		34,377		40,000		3,802
General Office Supplies		55,224		40,111		87,166		47,055		95,000		7,834
Information technology		371,983		316,447		423,408		106,961		492,164		68,756
Hardware		352,133		295,489		401,890		106,401		492,164		90,274
Software		19,850		20,958		21,518		560		24,100		2,582
Library Materials		41,115		44,268		53,937		9,669		50,690		(3,247)
Non info-tech equipment		65,286		78,694		95,865		17,171		98,560		2,695
Testing Materials & Supplies		25,892		35,520		55,063		19,543		55,000		(63)
Textbooks		119,084		131,656		115,512		(16,144)		125,000		9,488
Vocational Program Materials		532,940		389,652		426,685		37,033		486,292		59,607
Total Materials		**1,632,131**		**1,424,440**		**1,869,602**		**445,162**		**2,067,920**		**198,318**
Services												
Athletics		759,548		743,016		877,526		134,510		900,000		22,474
Attendance		140,992		82,596		95,789		13,193		95,000		(789)
Food Service		1,424,776		2,365,860		2,718,274		352,414		2,815,000		96,726
Health Services		1,449,805		1,425,712		1,506,555		80,843		1,501,505		(5,050)
Other Student Activities		332,604		791,113		402,257		(388,856)		405,268		3,011
Psychological Services		698,402		642,365		744,936		102,571		795,000		50,064
School Security		488,483		646,084		595,386		(50,698)		600,000		4,614
Student Transportation		3,463,239		4,031,066		4,681,168		650,102		5,200,000		518,832
Total Services		**8,757,849**		**10,727,812**		**11,621,891**		**109,467**		**12,311,773**		**689,882**
Total Material & Services		**10,389,980**		**12,152,252**		**13,491,493**		**554,629**		**14,379,693**		**888,200**
Facility Costs & Capital Improvements												
Facility Costs												
Custodial Supplies		252,173		267,892		234,792		(33,100)		250,000		15,208
Electricity		1,312,539		1,575,550		1,680,907		105,357		1,700,000		19,093
Heating Oil		747,169		746,687		717,759		(28,928)		750,000		32,241
Maintenance		1,494,469		1,478,802		2,483,351				2,600,000		
Building Security Maintenance		-		-		-		-		-		-

Elevator			-		-		-		-		-		-
Equipment Maintenance			-		-		-		-		-		-
Exterminating			-		-		-		-		-		-
Facility Maintenance			-		-		-		-		-		-
Fire Alarm			-		-		-		-		-		-
Fire Extinguisher Inspection			-		-		-		-		-		-
Generator			-		-		-		-		-		-
HVAC Maintenance			-		-				-		-		-
Other			-		-		-		-		-		-
Site Maintenance (Grouds)			-		-		-		-		-		-
Technology			-		-		-		-		-		-
Trash Removal			-		-		-		-		-		-
Natural Gas			-		-		-		-		-		-
Snow Removal			85,695		62,500		78,459		15,959		50,000		(28,459)
Telephone			141,414		140,247		113,213		(27,034)		115,000		1,787
Water/Sewer			-		-		-		-		-		-
Total Facility Costs			**4,033,459**		**4,271,678**		**5,308,481**		**1,036,803**		**5,465,000**		**156,519**
Captial Improvements													
Captial Improvements			**-**		**-**		**25,000,000**		**25,000,000**		**25,000,000**		**-**
Total Facility Costs & Capital Improvements			**4,033,459**		**4,271,678**		**30,308,481**		**26,036,803**		**30,465,000**		**156,519**
Debt Service													
Short-term			-		-		-		-		-		-
Long-term			299,810		337,271		-		(337,271)		560,000		560,000
Total Debt Service			**299,810**		**337,271**		**-**		**(337,271)**		**560,000**		**560,000**
Total Budget & Staff		**817.00**	**83,526,334**	**821.00**	**84,299,928**	**867.60**	**117,386,433**	**47**	**32,301,893**	**868**	**121,719,094**	**0**	**4,332,661**

As reported on the school district's most recent three End of Year Pupil and Financial Reports schedule 1, please update to the 3 latest fiscal year periods and report sources of revenue in the fields below.

	FY2023 End of Year Financial Report							FY2024 End of Year Financial Report							FY2025 End of Year Financial Report						
	Regular Day	Special	C74	Adult	Other	Un-	Total	Regular Day	Special	C74	Adult	Other	Un-	Total	Regular Day	Special	C74	Adult	Other	Un-	Total
A. Revenue from Local Sources																					
Assessments received by Regional Schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E&D Fund Appropriations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tuition from Individuals	207,381	-	-	-	-	-	207,381	171,410	-	-	-	-	-	171,410	126,341	-	-	-	-	-	126,341
Tuition from Other Districts in Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tuition from Districts in Other States	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Previous Year Unexpended Encumbrances (Carry Forward)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Earnings on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental of School Facilities	553,472	-	-	-	-	-	553,472	382,890	-	-	-	-	-	382,890	420,013	-	-	-	-	-	420,013
Other Revenue	3,858,559	-	-	-	-	-	3,858,559	3,281,552	-	-	-	-	-	3,281,552	3,575,863	-	-	-	-	-	3,575,863
Medical Care and Assistance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non Revenue Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue From Local Sources	**4,619,411**	**-**	**-**	**-**	**-**	**-**	**4,619,411**	**3,835,853**	**-**	**-**	**-**	**-**	**-**	**3,835,853**	**4,122,216**	**-**	**-**	**-**	**-**	**-**	**4,122,216**
B. Revenue from State Aid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School Aid (Chapter 70)	13,938,241	-	-	-	-	-	13,938,241	17,407,300	-	-	-	-	-	17,407,300	17,877,796	-	-	-	-	-	17,877,796
Mass School Building Authority - Construction Aid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pupil Transportation (Ch. 71, 71A,71B,74)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Charter Tuition Reimbursements & Charter Facilities Aid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circuit Breaker	-	2,242,893	-	-	-	-	2,242,893	-	1,580,302	-	-	-	-	1,580,302	-	3,128,046	-	-	-	-	3,128,046
Foundation Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue From State Aid	**13,938,241**	**2,242,893**	**-**	**-**	**-**	**-**	**16,181,134**	**17,407,300**	**1,580,302**	**-**	**-**	**-**	**-**	**18,987,602**	**17,877,796**	**3,128,046**	**-**	**-**	**-**	**-**	**21,005,842**
C. Revenue from Federal Grants																					
ESE Administered Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Direct Federal Grants	4,012,413	909,092	-	-	-	-	4,921,505	3,573,552	853,228	-	-	-	-	4,426,780	1,937,070	1,946,631	-	-	-	-	3,883,701
Total Revenue Federal Grants	**4,012,413**	**909,092**	**-**	**-**	**-**	**-**	**4,921,505**	**3,573,552**	**853,228**	**-**	**-**	**-**	**-**	**4,426,780**	**1,937,070**	**1,946,631**	**-**	**-**	**-**	**-**	**3,883,701**
D. Revenue from State Grants																					
ESE Administered Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other State Grants	837,387	-	-	-	-	-	837,387	797,117	-	-	-	-	-	797,117	947,115	-	-	-	-	-	947,115
Total Revenue From State Grants	**837,387**	**-**	**-**	**-**	**-**	**-**	**837,387**	**797,117**	**-**	**-**	**-**	**-**	**-**	**797,117**	**947,115**	**-**	**-**	**-**	**-**	**-**	**947,115**
E. Revenue - Revolving & Special Funds																					
School Lunch Receipts	1,002,353	-	-	-	-	-	1,002,353	3,039,906	-	-	-	-	-	3,039,906	2,615,219	-	-	-	-	-	2,615,219
Athletic Receipts	100,226	-	-	-	-	-	100,226	75,552	-	-	-	-	-	75,552	67,787	-	-	-	-	-	67,787
Tuition Receipts - School Choice	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tuition Receipts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Local Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Private Grants	284,307		-	-	-	-	284,307	499,925	-	-	-	-	-	499,925	218,686	-	-	-	-	-	218,686
Total Revenue Revolving & Special Funds	**1,386,886**	**-**	**-**	**-**	**-**	**-**	**1,386,886**	**3,615,382**	**-**	**-**	**-**	**-**	**-**	**3,615,382**	**2,901,692**	**-**	**-**	**-**	**-**	**-**	**2,901,692**
Total Revenue All Sources	**24,794,338**	**3,151,985**	**-**	**-**	**-**	**-**	**27,946,323**	**29,229,204**	**2,433,530**	**-**	**-**	**-**	**-**	**31,662,734**	**27,785,890**	**5,074,677**	**-**	**-**	**-**	**-**	**32,860,567**

J. Project Schedule

The Preliminary Project Schedule included has been updated and included to indicate all milestones that have been achieved and that are currently planned or projected and are appended at the end of this section.

The Project Schedule provided anticipates the MSBA Board of Director's approval of the Preferred Schematic Report and authorization to proceed into Schematic Design at the August 26, 2026 MSBA Board Meeting. The Schedule also reflects the potential Facilities Assessment Subcommittee Meeting dates at which the Preferred Schematic Report may be reviewed, July 15 or July 29, 2026. The Schematic Design and the MSBA Board of Director's approval of the Project Scope and Budget is anticipated at the MSBA Board of Director's April 29, 2027 Board Meeting.

The Public Vote to appropriate funds for the new school will be by City Council Vote and Citywide Vote planned for the month of May 2027. In addition to the timeframe for local approvals for funding, the planned schedule for submission of the Massachusetts Historical Commission Project Notification Form, LEED registration, anticipated permitting and regulatory filing dates and requirements.

A prequalification timeframe for bidders has also been provided. It was decided and approved by a vote of the MCHSBC during the PSR Phase that a Construction Management at Risk construction delivery method will be utilized. The timeline for approval by the Inspector General's Office and the CMR procurement timeframe is issuance of the RFQ in July 2026, and a Construction Manager is anticipated to be on board by October 2026.

Should the project gain MSBA and City approval, the timeframe for the various design phases through construction to school opening and closeout of the Project have been indicated. A Meetings and Milestones Schedule that provides a list of all project-related meetings, investigations and milestones and provides the basic agenda is also included.

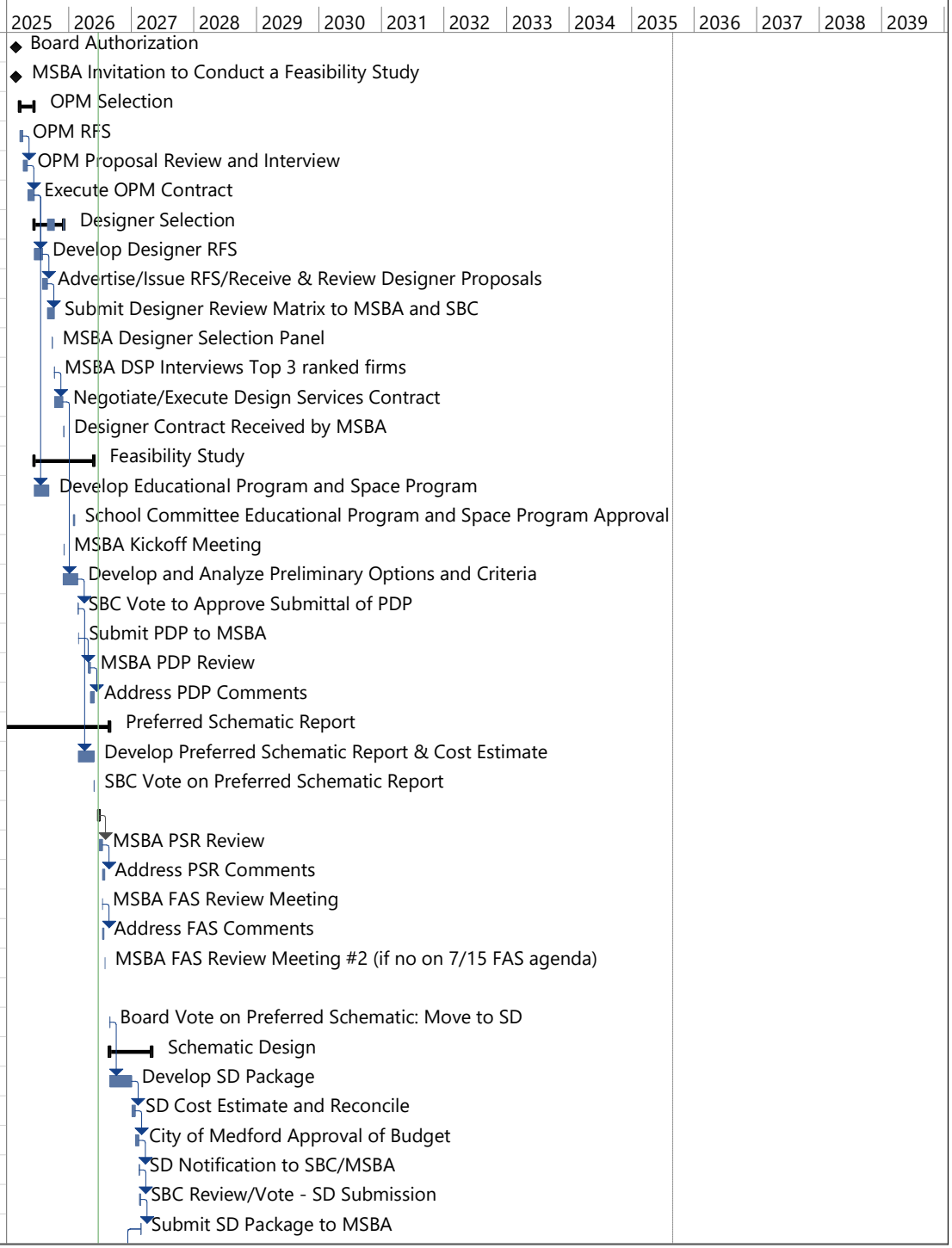
The Project Team, District and the City have been working closely to ensure that sufficient time is being taken to thoroughly review all data gathered and properly consider all decisions. Throughout the process, the Project Team will notify the MSBA promptly if additional time is needed for any phase and the Project Schedule will be modified as necessary.

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THE RIGHT CHOICE IN PROJECT MANAGEMENT

MEDFORD HIGH SCHOOL - Preliminary Project Schedule

PSR Submission June 25, 2026

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

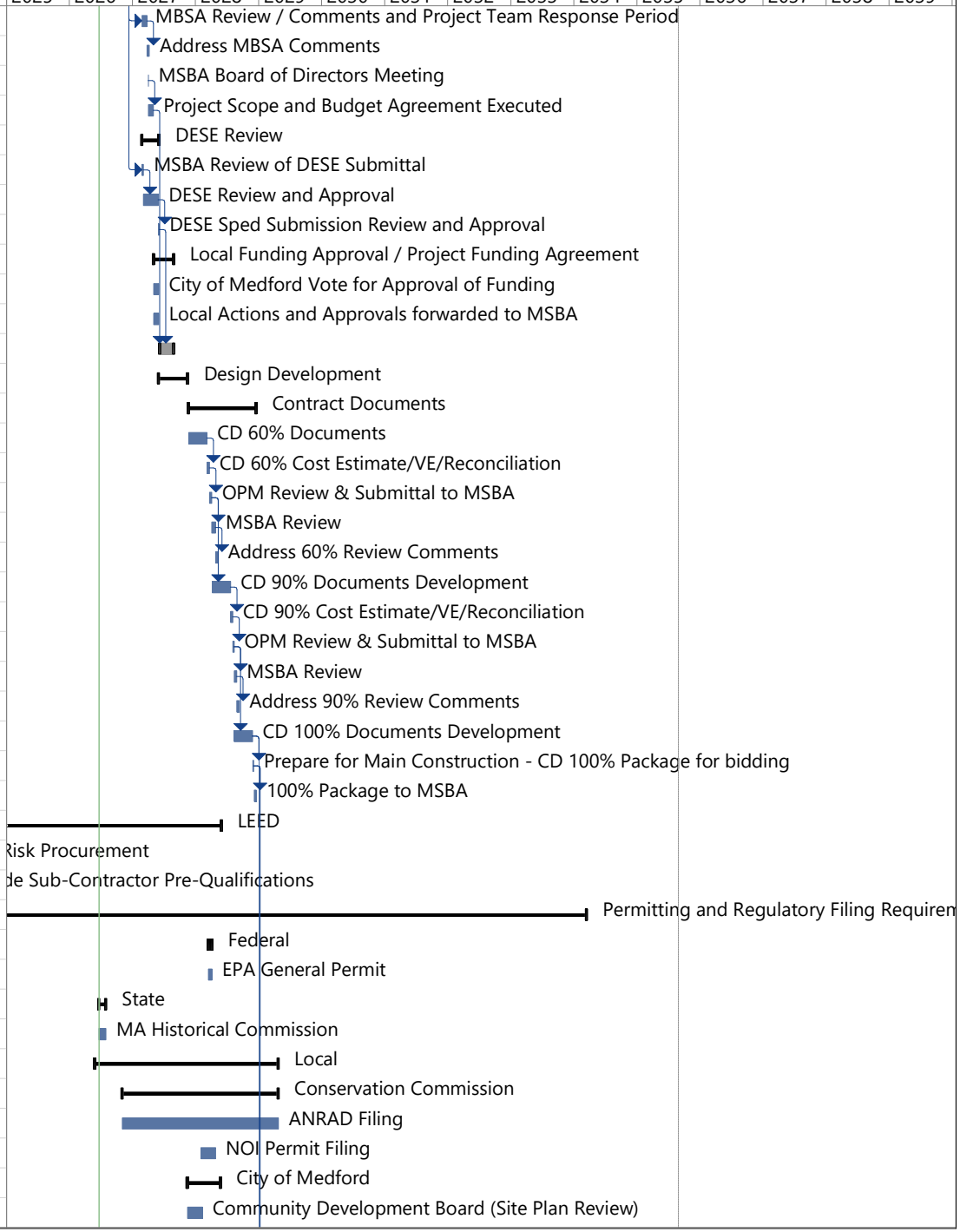


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MEDFORD HIGH SCHOOL - Preliminary Project Schedule

PSR Submission June 25, 2026

ID	Task Name	Start
42	MBSA Review / Comments and Project Team Response Period	Wed 2/24/27
43	Address MBSA Comments	Thu 3/25/27
44	MSBA Board of Directors Meeting	Thu 4/1/27
45	Project Scope and Budget Agreement Executed	Fri 4/2/27
46	**DESE Review**	**Wed 2/24/27**
47	MSBA Review of DESE Submittal	Wed 2/24/27
48	DESE Review and Approval	Fri 3/5/27
49	DESE Sped Submission Review and Approval	Mon 5/31/27
50	**Local Funding Approval / Project Funding Agreement**	**Mon 5/3/27**
51	City of Medford Vote for Approval of Funding	Mon 5/3/27
52	Local Actions and Approvals forwarded to MSBA	Mon 5/3/27
53	Project Funding Agreement	Mon 6/7/27
54	**Design Development**	**Tue 6/1/27**
63	**Contract Documents**	**Mon 11/22/27**
64	CD 60% Documents	Mon 11/22/27
65	CD 60% Cost Estimate/VE/Reconciliation	Tue 3/7/28
66	OPM Review & Submittal to MSBA	Tue 3/21/28
67	MSBA Review	Tue 4/4/28
68	Address 60% Review Comments	Tue 4/25/28
69	CD 90% Documents Development	Thu 4/6/28
70	CD 90% Cost Estimate/VE/Reconciliation	Fri 7/21/28
71	OPM Review & Submittal to MSBA	Fri 8/4/28
72	MSBA Review	Fri 8/11/28
73	Address 90% Review Comments	Fri 8/25/28
74	CD 100% Documents Development	Fri 8/11/28
75	Prepare for Main Construction - CD 100% Package for bidding	Mon 11/27/28
76	100% Package to MSBA	Mon 12/4/28
77	**LEED**	**Thu 3/31/16**
86	**CM at Risk Procurement**	**Fri 6/30/23**
96	**Trade Sub-Contractor Pre-Qualifications**	**Wed 10/11/23**
121	**Permitting and Regulatory Filing Requirements**	**Mon 5/1/23**
122	**Federal**	**Wed 3/15/28**
123	EPA General Permit	Wed 3/15/28
124	**State**	**Fri 6/19/26**
125	MA Historical Commission	Fri 6/19/26
126	**Local**	**Fri 5/29/26**
127	**Conservation Commission**	**Mon 11/2/26**
128	ANRAD Filing	Mon 11/2/26
129	NOI Permit Filing	Tue 2/1/28
130	**City of Medford**	**Mon 11/15/27**
131	Community Development Board (Site Plan Review)	Mon 11/15/27



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THE RIGHT CHOICE IN PROJECT MANAGEMENT

MEDFORD HIGH SCHOOL - Preliminary Project Schedule

PSR Submission June 25, 2026

ID	Task Name	Start
132	Demolition Permit	Wed 3/1/28
133	Building Permit	Wed 3/1/28
134	Medford Engineering Department (Steve Miller Drive)	Wed 3/1/28
135	**Utilities**	**Fri 5/29/26**
136	National Grid (Electrical)	Fri 5/29/26
137	National Grid (Gas)	Mon 10/5/26
138	MSBA 50% DCAMM Notification submittal	Mon 5/1/23
139	MSBA 100% DCAMM Standard Contractor Evaluation Form Notification	Wed 3/15/34
140	Building Permit	Mon 11/27/28
141	**Bid Phases**	**Mon 4/3/28**
142	Early Package Bidding	Mon 4/3/28
143	Construction package- balance of trades	Mon 12/4/28
144	**Construction**	**Mon 6/19/28**
145	Early Site Work (Abatement/site prep/geothermal wells)	Thu 7/1/27
146	Phase 1 (Reno D (except kitchen), E & F Wings)	Mon 7/3/28
147	Phase 1 Addition Construction	Mon 7/3/28
148	Phase 2 Demolition (A, C & D wings)	Mon 7/1/30
149	Phase 2 Addition Construction	Mon 7/1/30
150	Phase 3 Demolition (A, B, G & H Wings)	Thu 7/1/32
151	Building completion	Tue 3/1/33
152	Site work completion	Wed 3/1/34
153	**Closeout**	**Tue 1/31/34**
158	**New Medford High School Opens for Classes (Phased Opening)**	**Tue 5/7/30**
159	**Project Closeout Phase**	**Wed 3/15/34**

