# 3.3.5 Local Actions and Approvals

# 3.3.5 Local Actions and Approvals

## A. Signed Local Actions and Approvals Certification

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 likely will be by Debt Exclusion. That would require a public vote, after the City Council Vote and Approval.

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

# MEDFORD PUBLIC SCHOOLS

Medford, Massachusetts 02155

medfordhsproject.com

## Local Actions and Approvals Certificate

June 25, 2026

Mr. Michael McGurl
Director of Capital Planning
40 Broad Street
Boston, Massachusetts 02109

Dear Mr. McGurl:

The Medford Comprehensive High School Building Committee ("MCHSBC") has completed its review of the Feasibility Study *Preferred Schematic Report* for the Medford Comprehensive High School project (the "Project"), and on June 18, 2026, the SBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, is expected to be approved at the July 20, 2026 SBC meeting and will be provided when the approved, certified copy is received.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on February 26, 2025 the MCHSBC has held 28 meetings regarding the proposed project, in compliance with the state Open Meeting Law. The project team also attended 10 additional community events to present critical project information to the Medford residents. These meetings include:

**School Building Committee Meetings**

| 5/12/2025 6:00pm<br>Meeting – | MCHSBC<br>In Person @ Medford HS |
|---|---|
| OPM Introduction | No action required/taken |
| Approval of Past Minutes | Motion taken/approved |
| Adjourn | Motion taken/approved |
| **6/11/2025 6:30pm<br>Meeting –** | **MCHSBC<br>In Person @ MHS Bistro** |
| Site Options Discussion | Motion taken/approved |
| DSP Process | No action required/taken |
| Adjourn | Motion taken/approved |
| **8/11/2025 6:30pm<br>Meeting -** | **MCHSBC<br>Remote via Zoom** |
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| DSP Process and Update | No action required/taken |
| Education Plan Discussion | No action required/taken |

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

| | |
|---|---|
| Site Selection Options | Motion taken/approved |
| Adjourn | Motion taken/approved |

| | | |
|---|---|---|
| 9/15/2025 | 6:30pm | MCHSBC |
| Meeting - | | In Person @ MHS Bistro |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | Motion taken/approved |
| Approval of Project Invoices | | Motion taken/approved |
| DSP Process Update | | No action required/taken |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 10/27/2025 | 6:30pm | MCHSBC |
| Meeting – | | In Person @ MHS Library |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | Motion taken/approved |
| Approval of Project Invoices | | Motion taken/approved |
| DSP Results | | No action required/taken |
| Designer Introduction | | No action required/taken |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 11/24/2024 | 6:30pm | MCHSBC |
| Meeting | | In Person @ MHS Library |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | Motion taken/approved |
| Approval of Project Invoices | | Motion taken/approved |
| Approval of Designer Contract | | Motion taken/approved |
| Progress Update – Ed Visioning | | No action required/taken |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 12/22/2025 | 6:30pm | MCHSBC |
| Meeting | | Remote via Zoom |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | Motion taken/approved |
| Approval of Project Invoices | | Motion taken/approved |
| Existing Conditions Update | | No action required/taken |
| Space Summary Update | | No action required/taken |
| Advisory Group Update | | No action required/taken |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 1/14/2026 | 6:30pm | MCHSBC |
| Meeting – | | In Person @ MHS Library |
| Call to Order | | No action required/taken. |
| Approval of Past Minutes | | Motion taken/approved |
| Approval of Project Invoices | | Motion taken/approved |
| Approval of Designer Amendment #1 | | Motion taken/approved |
| Review of PDP Alternatives | | Motion taken/approved |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 2/11/2026 | 6:30pm | MCHSBC |

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

| Meeting – | In Person @ MHS Library |
|---|---|
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| Approval of Project Invoices | Motion taken/approved |
| Approval of OPM Amendment #1 | Motion taken/approved |
| Communications Plan Review | Motion taken/approved |
| Review of PDP Comparative Cost | No action required/taken |
| Review PSR Options Eval Criteria | No action required/taken |
| Adjourn | Motion taken/approved |

| 2/25/2026 6:30pm | MCHSBC |
|---|---|
| Meeting | Remote via Zoom |
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| Approval for OPM to Submit the PDP to MSBA | Motion taken/approved |
| Approval of Changes to Evaluation Criteria | Motion taken/approved |
| Adjourn | Motion taken/approved |

| 3/17/2026 6:30pm | MCHSBC |
|---|---|
| Meeting | Remote via Zoom |
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| Adjourn | Motion taken/approved |

| 3/23/2026 6:30pm | MCHSBC |
|---|---|
| Meeting | in-person at MCHS |
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| Approval of Project Invoices | Motion taken/approved |
| Public Comment | No action required/taken |
| Vote on Reduction of Alternatives | Motion taken/approved |
| Adjourn | Motion taken/approved |

| 4/15/2026 6:30pm | MCHSBC |
|---|---|
| Meeting | in-person at MCHS |
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| Approval of Project Invoices | Motion taken/approved |
| MSBA Eligible vs Ineligible Costs | No action required/taken. |
| Adjourn | Motion taken/approved |

| 4/27/2026 6:30pm | MCHSBC |
|---|---|
| Meeting | in-person at MCHS |
| Call to Order | No action required/taken. |
| Approval of Past Minutes | Motion taken/approved |
| Review updates of 6 design alternatives | No action required/taken |
| Public Comment | No action required/taken |
| Adjourn | Motion taken/approved |

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

| 5/20/2026 | 6:30pm | MCHSBC |
|---|---|---|
| Meeting | | in-person at MCHS |
| Call to Order | | No action required/taken. |
| Approval of Past Minutes | | Motion taken/approved |
| MSBA PDP Comments and Team Response Summary | | No action required/taken |
| Public Comment | | No action required/taken |
| Adjourn | | Motion taken/approved |

| 6/01/2026 | 6:30pm | MCHSBC |
|---|---|---|
| Meeting | | remote via Zoom |
| Call to Order | | No action required/taken. |
| Approval of Past Minutes | | Motion taken/approved |
| Project Updates and Follow-Ups | | No action required/taken |
| City of Medford Financial Update | | No action required/taken |
| Public Comment | | No action required/taken |
| Review PSR Cost Estimates for C2.2A and C3.4A | | No action required/taken |
| Project Timeline June 2026 - June 2027 | | No action required/taken |
| Updated Evaluation Criteria Matrix | | No action required/taken |
| Adjourn | | Motion taken/approved |

| 6/10/2026 | 6:30pm | MCHSBC |
|---|---|---|
| Meeting | | in-person at MCHS |
| Call to Order | | No action required/taken. |
| Approval of Past Minutes | | Motion taken/approved |
| Evaluation Matrix Update | | No action required/taken |
| Public Feedback Received | | No action required/taken |
| Public Comment | | No action required/taken |
| Review PSR Alternatives | | No action required/taken |
| Vote to approve a preferred option | | Motion taken/approved |
| Adjourn | | Motion taken/approved |

| 6/18/2026 | 6:30pm | MCHSBC |
|---|---|---|
| Meeting | | in-person at MCHS |
| Call to Order | | No action required/taken. |
| Approval of Past Minutes | | Motion taken/approved |
| Public Feedback Received | | No action required/taken |
| Public Comment | | No action required/taken |
| Review PSR Submission & Vote to Submit | | Motion taken/approved |
| Cm-r RFQ Review & Vote to Submit | | Motion taken/approved |
| Adjourn | | Motion taken/approved |

**School Committee Meetings**

| 1/26/2026 | 6:00pm | Medford School Committee |
|---|---|---|
| School Committee | | In Person @ City Hall |

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

| | |
|---|---|
| Call to Order | No action required/taken |
| Approval of Past Minutes | No action required/taken |
| Review of MHS Project | No action required/taken |
| Review the Educational Plan | No action required/taken |
| Adjourn | Motion taken/approved |

| | | |
|---|---|---|
| 2/2/2026 | 6:00pm | Medford School Committee |
| School Committee | | In Person @ City Hall |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | No action required/taken |
| Review and Approve the Educational Plan | | Motion taken/approved |
| Appoint MPS Superintendent | | Motion taken/approved |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 5/18/2026 | 6:00pm | Medford School Committee |
| School Committee | | In Person @ City Hall |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | No action required/taken |
| Consent Agenda | | Motion taken/approved |
| Report of Subcommittees | | Motion taken/approved |
| Report of the Superintendent | | Motion taken/approved |
| Review of MHS Project | | No action required/taken |
| Adjourn | | Motion taken/approved |

| | | |
|---|---|---|
| 6/15/2026 | 6:00pm | Medford School Committee |
| School Committee | | In Person @ City Hall |
| Call to Order | | No action required/taken |
| Approval of Past Minutes | | No action required/taken |
| Consent Agenda | | Motion taken/approved |
| Review of MHS Project | | No action required/taken |
| Adjourn | | Motion taken/approved |

**Public Community Forums**

| | | |
|---|---|---|
| 1/09/2026 | 2:30pm | Community Forum #1 |
| Public Outreach | | Remote via Zoom |
| Call to Order | | No action required/taken |
| Review MSBA Process and Project Schedule | | No action required/taken |
| Review current PDP findings | | No action required/taken |
| Questions and Answer | | No action required/taken |
| Review of PDP Alternatives | | No action required/taken |
| Adjourn | | No action required/taken |

| | | |
|---|---|---|
| 1/28/2026 | 6:00pm | MCHSBC Communications Subcommittee |
| | | Remote via Zoom |
| Call to Order | | No action required/taken |
| Introductions | | No action required/taken |
| Upcoming Schedule | | No action required/taken |

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

| | |
|---|---|
| Review and Modify Communications Plan | Motion taken/approved |
| Adjourn | Motion taken/approved |

| | | |
|---|---|---|
| 3/05/2026 | 6:30pm | Community Forum #2 |
| Public Outreach | | In-person at MCHS |
| Call to Order | | No action required/taken |
| Review MSBA Process and Project Schedule | | No action required/taken |
| Review PDP Findings | | No action required/taken |
| Review PDP Comparative Cost | | No action required/taken |
| Questions and Answer | | No action required/taken |
| Community Activity on Options | | No action required/taken |
| Adjourn | | No action required/taken |

| | | |
|---|---|---|
| 4/15/2026 | 6:30pm | Community Forum #3 |
| Public Outreach | | In-person at MCHS |
| Call to Order | | No action required/taken |
| Review MSBA Process and Project Schedule | | No action required/taken |
| Review 6 PSR Alternatives | | No action required/taken |
| Revisit PDP Comparative Cost | | No action required/taken |
| Questions and Answer | | No action required/taken |
| Adjourn | | No action required/taken |

| | | |
|---|---|---|
| 5/11/2026 | 6:30pm | Community Forum #4 |
| Public Outreach | | In-person at MCHS |
| Call to Order | | No action required/taken |
| Update on MSBA Process and Project Schedule | | No action required/taken |
| Review updates to PSR Alternatives | | No action required/taken |
| Discuss Deed Restriction | | No action required/taken |
| Questions and Answer | | No action required/taken |
| Community Input on Alternatives | | No action required/taken |
| Adjourn | | No action required/taken |

| | | |
|---|---|---|
| 6/03/2026 | 6:30pm | Community Forum #5 |
| Public Outreach | | In-person at MCHS |
| Call to Order | | No action required/taken |
| Update on MSBA Process and Project Schedule | | No action required/taken |
| Review updates to Alternatives | | No action required/taken |
| Focus on Revisions to C.2.2A and C3.4A | | No action required/taken |
| Reviewed updated PSR Comparative Costs | | No action required/taken |
| Questions and Answer | | No action required/taken |
| Community Input on Alternatives | | No action required/taken |
| Adjourn | | No action required/taken |

In addition to the open meetings held above, the project team has also attended 10 other community events at which an information table was setup to provide project updates to Medford residents including current building alternatives, cost and the overall project timeline.

Docusign Envelope ID: 6AEE10B5-F0B3-8F0A-81F2-1FEEFC84F511

Saturday, March 21 – Medford Egg Hunt (Medford 10:30am – 12:00pm)
Wednesday, March 25 - 8th Grade Curriculum Night (6 p.m. to 7:30 at MHS)
Thursday, April 16 - Missituck Elementary (5:30 to 7:30 at Multicultural Night)
Saturday, April 18 - Arabic Heritage (4 to 7 p.m. at the Medford Senior Center)
Monday, April 20 - Patriots Day Celebration (11a.m. - 2 p.m. in Medford)
Wednesday May 6 - Andrews Open House (6 to 8 p.m.)
Thursday, May 7 - McGlynn Open House (6 to 8 p.m.)
Saturday, May 9 - disAbility Fair (11 a.m. to 2 p.m. at the McGlynn)
Wednesday, May 13 - MHS Chorus, Music Ensemble, & MS Jazz Concert (7 p.m. at MHS)
Saturday, May 16 - Haitian Flag Day (3 to 6 p.m. at the Andrews)

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at https://medfordhsproject.com/ and https://www.mps02155.org/about/school-committee/meetings.

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq*.

If you have any questions or require any additional information, please contact Jennifer Carlson, Owner's Project Manager at LeftField, at 774-262-9448.

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

DocuSigned by:
By: Brianna Lungo-Koehn
B56383CE8CF347F...

**Title: Chief Executive Officer**

**Date:** 6/19/2026

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

Signed by:
By: Suzanne B Gabrisi
00BF2C79F7A84E4...

**Title: Superintendent of Schools**

**Date:** 6/21/2026

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

Signed by:
By: Jenny Graham
D6E598B1EF0847C...

**Title: Chair of the School Committee**

**Date:** 6/22/2026

## B. Certified Copies of School Building Committee Meeting Notes

The SBC Minutes from 6/18/26, wherein the MCHSBC approved submission of the PSR, are under development. These minutes will be approved and certified at the MCHSBC July meeting and will be forwarded to the MSBA promplty thereafter.

**Meeting Minutes**
**Medford Comprehensive High School Building Committee Meeting**
**March 17, 2026 at 6:30 p.m. on Zoom**

I. Roll call

Voting Members: 13 Present, 2 Absent
Non-Voting Members: 8 Present, 2 Absent

II. Approval of Meeting Minutes
   A. Meeting Minutes from February 25, 2026 Full Committee Meeting

**Motion to Table Meeting Minutes by Mayor Lungo-Koehn second by Dr. Galusi** 13/0/2 - Motion Tabled

III. Review and Finalize Alternatives Evaluation Matrix

Motion to Apply a cost multiplier of ten to the cost evaluation criteria to only the alternatives that fall within the $200-$600 range in the RFP by Luke Preisner, no second.

**Motion to change Ease of Maintenance (Evaluation Criteria 5.1) Score on options C.31 and C3.2, D1.1 D2.1 from a "Zero" to a "Two" by Ken Lord, second by Dr. Galusi -** 12/0/3 - Motion Approved

**Motion to change Minimizes Passing Time Between Classes (Evaluation Criteria 6.4) on all options higher than 4 floors to be labeled as a "Two" by Dr. Galusi, second by Ken Lord** - 12/0/3 - Motion Approved

**Motion to Approve Alternatives Evaluation Matrix as amended by Nicole Morell, second by Ken Lord -** 11/0/4 - Motion Approved

IV. Discuss Decision Making Approach for 3.23 Meeting

Chairperson Graham suggested a Straw Poll for committee members to fill out ahead of the meeting on March 23. The data will be aggregated ahead of the meeting and be presented to the committee.

**Motion to begin next meeting by discussing the results of a straw poll filled out by SBC members that will ask SBC members to choose up to three Add/Reno Design options & up**

**to three new build options by Dr. Galusi, second by Aaron Olapade -** 12/0/3 - Motion Approved

V. Next Steps

A. March 23, 22026: SBC Meeting: Review Completed Evaluation Matrixes. Confirm the top 3-5 options by April 2, 2026 as requested by MSBA

VI. Adjournment

**Motion to adjourn by Dr. Galusi second by Mayor Lungo-Koehn -** 12 /0/3 - Motion Approved

***Meeting adjourned***

**Meeting Minutes**
**Medford Comprehensive High School Building Committee Meeting**
**June 1, 2026 at 7:00 p.m. on Zoom**

I. Roll call

Voting Members: 13 Present, 2 Absent
Non-Voting Members: 8 Present 2 Absent

II. Approval of Meeting Minutes
   A. Meeting Minutes from May 20, 2026 Full Committee Meeting

**Motion to Approve Meeting Minutes by Ken Lord second by Maria D'Orsi** 13/0/2 - Approved

III. Project Updates and Follow-Ups

Mayor, Chair Graham, and the project team met with MSBA ahead of Memorial Day. Spoke about deed restriction and updates to designs that were affected by the deed restriction. MSBA said that they understood that deed restrictions issues can happen and that they are not unexpected in these types of projects.

Also asked MSBA about PDP comments that asked the project team to design a school that was just a 9-12 design. MSBA said the ask was only for comparison purposes to show difference in square footage and explore all options, including options that include just 9-12 spaces and community spaces that are being considered for the project.

IV. Medford Update on Capital Projects and Preliminary Estimate of Project Cost Impact

Luke Preisner: Thanked city for their work on the presentation, asked city if it was possible for those who are 65+ and older if they know where they are clustered around city.
Answer: Spread out throughout the community. Not analyzed by neighborhood, moreso a comprehensive list.
Nicole Morell: Is all the space in the Haegner building spoken for?
Answer: Yes, design plans have been in place for over a year except for a small loft space on the second floor.
Nicole Morell: How were electric costs calculated?
Answer from City: You get a much more efficient building, but current service is gas and not electric. Need to be careful when designing a building and picking HVAC systems.

Nicole Morell: Appreciated the senior impact, but no mention of impact on students during the presentation.

Michelle Barkson 23 Dianne Rd: Thanked committee for work. Teacher in Lexington and said functioning high school is imperative to a community. Clarified that Lexington did not lose 65 positions because of the new high school building, but rather low enrollment. There are two funding sources. Asked City what are we doing as a city to bring down the project cost.
Answer from Mayor: Presentation was to show the lack of capacity of the debt

Zachary Chertok 5 Almont St: Thanked city for the presentation and bringing the city team. Asked committee to honor mayor's request to rightsize the building.

Ellen Rushman 52 Stigbe Rd: Asked why we are comparing debt exclusion to city capital projects. Disappointed so much data around senior and no students. Asked why debt exclusion numbers were being compared to city capital.
Mayor Answer: Asked by committee to ask for a capital improvement plan. City being asked to put debt on the general fund as part of this project even though there will also be a debt exclusion.

Susan Wilson 97 Winchester St: No children represented in the presentation. Said if we focus exclusively on cemeteries or people on fixed income that does not factor in the voters who are family. Emphasized getting building up to code and encouraged the city to explore ways to increase revenue in ways that are outside the scope of the committee.

Ada Gunning 40 Magoon Ave: Thanked building committee for their work and mayor for creating the presentation. Asked city for what their vision is for the building. Also asked where certain spaces that are in the HS would go if they are not able to be placed in the High School.
Mayor Answer: Been a stressor since the numbers came out. Began encouraging the committee to reduce space considerations to make the building more affordable for the community. Oversee 26 department and 18 city buildings and school buildings. Also said to prioritize people who are on fixed incomes, and all residents. Emphasized balancing the importance of creating a space for students with luxuries of a new building and having whole comm

Miranda Briseno 2 Taylor St: Have no kids in the school but babysits a lot of students in the city. Thinks that the presentation did not support the committee's needs to move forward with one design option.

Mike Mastrobuoni 73 Fulton St Rd: Doesn't think it is fair to say it is going to be the greatest and grandest high school in the country. Appreciates presentation about finances but asked for context for what the numbers mean to help everyday residents understand the material.

Jessica Parks 38 Quarry St: Thanked city for the presentation. Asked the city if there is a list of projects coming online and the associated revenue that is coming with those projects.
Answer: Will be posting CIP plan that will outline the expenses each year.

Chris Bennett 19 Martin St: Grateful to see the numbers from the city. Stated need to be realistic on what we're spending money on. Doesn't think the size of the building is realistic.

Harrison Greene 2 Ronnelly rd: Asked city what priorities are there from the city to balance the needs of the project. Asked what the alternative sources of funding are for the project.
Answer: High School is top priority for the city, but there are other projects that need to be done.

Maria Daniels 67 West St: Thanked committee and mayor's office for their hard work. Appreciate the transparent sharing of data. Also appreciated data about people on fixed income. Urged committee and chair about positive attitude towards paying for school.

Zoe Moutsos 33 Johnson Ave: Thanked mayor and her team for the numbers. Wants to normalize sharing information on a regular basis with more context. Asked for presentation to be done again when there is a real number within the context of other city projects. Excited to see numbers continued to be placed in front of the public and with context.

Dayna Sherman 54 Derber St:thanked city for presentation. Seen amount of pride new high schools has generated in nearby cities and towns. Would appreciate the positive outlook of what the investment would serve and how it would generate monetary and emotional capital for the city.

Kerri Babish 25 Hancock St: Appreciative of the work from committee and city and mom of three. Felt that Municipal buildings are in need of repair because future-proofing was not being considered. Do not want to undersell ourselves now in order to not run into issues down the road.

Sophie R :felt really upsetting that there was no mention of students in the presentation. Asked mayor's office for what are the alternative sources of funding. Asked about the impact of renovating Curtis Tufts and what would go in that building.
Mayors Answer: Haegner Center cost $5m to renovate, but assessing needs to be done.

Chair Jenny Graham: Is there an opportunity for Medford's Reimbursement rate to go up after feasibility.
Project Team: Reimbursement rate likely to go up through incentive points that are given based on how the project is built. Not yet known until Schematic Design.
Chair Jenny Graham: Assessor based on 2% growth number. Is that consistent with past years and does that include new housing projects

Assessors Office: 2% is a conservative estimate that is based on average historical growth. Impact won't be felt in a single year, but over time.

Luke Preisner: Asked project team to clarify how reimbursement rate affects reimbursement net
Project team: Base reimbursement rate is 53%. At the end of SD, will have more information what additional incentive points the project will qualify for. Only applies to MSBA eligible spaces for the building to be reimbursed and caps on other project costs for reimbursement.

V. Review PSR Cost Estimates for C2.2A and C3.4A

The project team presented revised cost estimates for the new alternative design options. These support the PSR cost estimates presented at the May 20 meeting.

Zachary Chertok 5 Almont St: Asked for transparency of impact on tax payers as cost estimates get finalized.

VI. Project Timeline June 2026 - June 2027

The project team presented an upcoming tentative meeting schedule along with meetings with the MSBA board of directors that align with the Medford HS project.

VII. Updated Evaluation Criteria Matrix

Project team updated the evaluation criteria matrix that was used to support the building committee's decision to narrow down design options. The matrix also includes a C2.2A HS only option that assumes the first cost and operational costs will still be incurred by the District and city when the programs currently at the HS are relocated to other spots in the city.

A. Life Cycle Cost Analysis (LCCA) Presentation

Ken Lord: Do the air source and ground source need boilers?
Project Team: No they do not.

Zachary Chertok 5 Almont St: Would love for collaboration with the city's projections with what was presented this evening. Do you anticipate the cost of geo-thermal options being finalized by the next meeting?
Project Team: Given the size of the site, Bore wells touch upon a variety of sites. It is rare for higher efficiency from those tests. Analysis is conservative and based on results of previous projects. Doesn't think bore tests will show efficiency.

Suni Dillard 39 Charnwood St: Will this be presented to MEP advisory team later on. Project team said yes.

VIII. Adjournment

IX. Upcoming Meetings

A. June 3, 2026 - Community Forum #5 at 6:30 p.m.
B. June 10, 2026 - MCHSBC Committee Meeting at 6:30 p.m. - select a single design option
C. June 18, 2026 - MCHSBC Committee Meeting at 6:30 p.m. - approve PSR for submission

**Motion to adjourn by Ken Lord second by Brian Hilliard -** 12/0/3 - Motion Approved

***Meeting adjourned***