Medford High School

Medford Comprehensive High School Building Committee Meeting

09/10/2026



smma

LeftField

Agency
Landscape + Planning

Agenda

- Roll call
- Approval of Meeting Minutes for August 25, 2026
- Approval of Invoices
- Program Adjacencies and Related Efficiencies Review
- Design Updates
- Upcoming Meetings
- Adjournment

Approvals

Invoice Approvals – August 2026

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	8/31/2026	LeftField	199579	OPM Feasibility Study/Schematic Design	OPM Feasibility Study Services from August 1 - 31, 2026	$ 25,000.00
0002-0000	8/31/2026	SMMA	65149	A&E Feasibility Study/Schematic Design	A&E Feasibility Study Services from August 1 - 31, 2026	$ 90,000.00
					TOTAL:	**$ 115,000.00**

Feasibility Study Budget Update

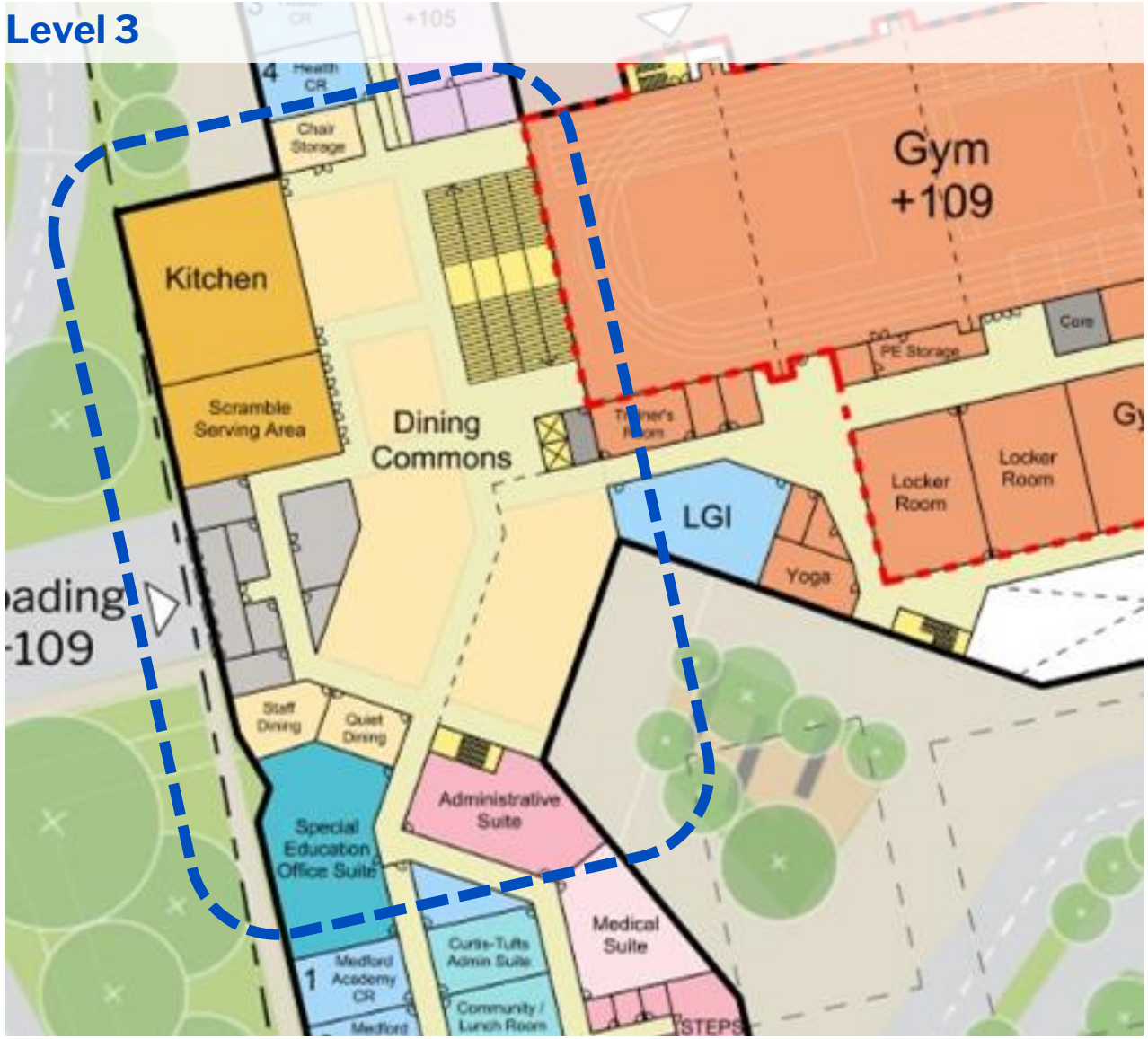
Category	Feasibility Budget	Committed to Date	Spent to Date
OPM Feasibility Study/Schematic Design	$ 542,600	$ 542,600	$ 350,000
A&E Feasibility Study/Schematic Design	$ 1,591,536	$ 1,591,536	$ 900,000
Environmental & Site	$ 639,486	$ 639,486	$ 456,418
Uncommitted (Other)	**$ 226,378**	**$ -**	**$ -**
SUB-TOTAL	**$ 3,000,000**	**$ 2,773,622**	**$ 1,706,418**
MSBA Reimbursement to Date	**$ 536,186**	**33.52% of anticipated $1,599,600 Max Grant**	

Adjacencies & Efficiencies for:

- Dining & Food Service
- Curtis Tufts Therapeutic High School
- Medford Early Education Program (MEEP)

Program Efficiencies & Plan Diagram / Dining & Food Service

Level 3

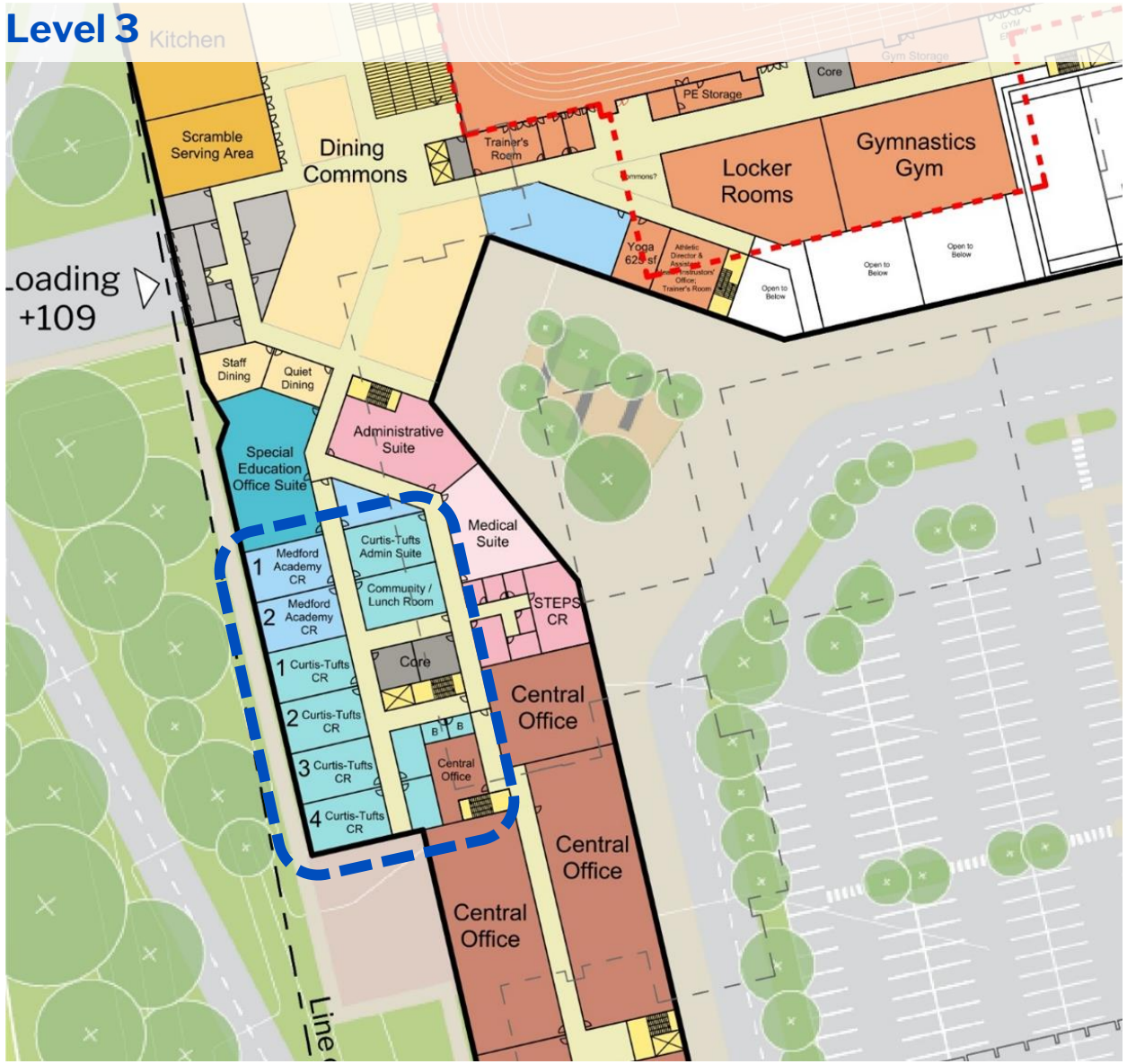


Areas for Dining & Food Service are reimbursable by the MSBA except as noted below. The 3 lunch seatings are required by the MSBA and sets the NFA for the cafeteria. MHS currently has 2 lunch seatings and will need to revise the schedule and related operations to have 3 lunch seatings.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Cafeteria / Dining	6,575	1	6,575	Based on 3 lunch seatings. 400 NSF shifted to Quiet Cafeteria.
Chair / Table Storage	499	1	499	
Scramble Serving Area	2,250	1	2,250	1,650 NSF not reimbursable
Kitchen	3,295	1	3,295	600 NSF not reimbursable
Staff Lunch Room	599	1	599	
Quiet Cafeteria	400	1	400	
Dishwashing	450	1	450	Not reimbursable
Café / Snack Shop	300	1	300	As part of the Media Center

Recommendation: No potential efficiencies were noted for the Dining & Food Service space category. Prelim layouts of food service equipment in the Kitchen, Servery and Dishwashing spaces were produced by the food service consultant and reviewed with District staff to validate the functional need for the areas that are indicated. The NSF beyond the guidelines is typical for a high school with similar food service operational goals.

Program Efficiencies & Plan Diagram / Curtis-Tufts HS Therapeutic Day Program



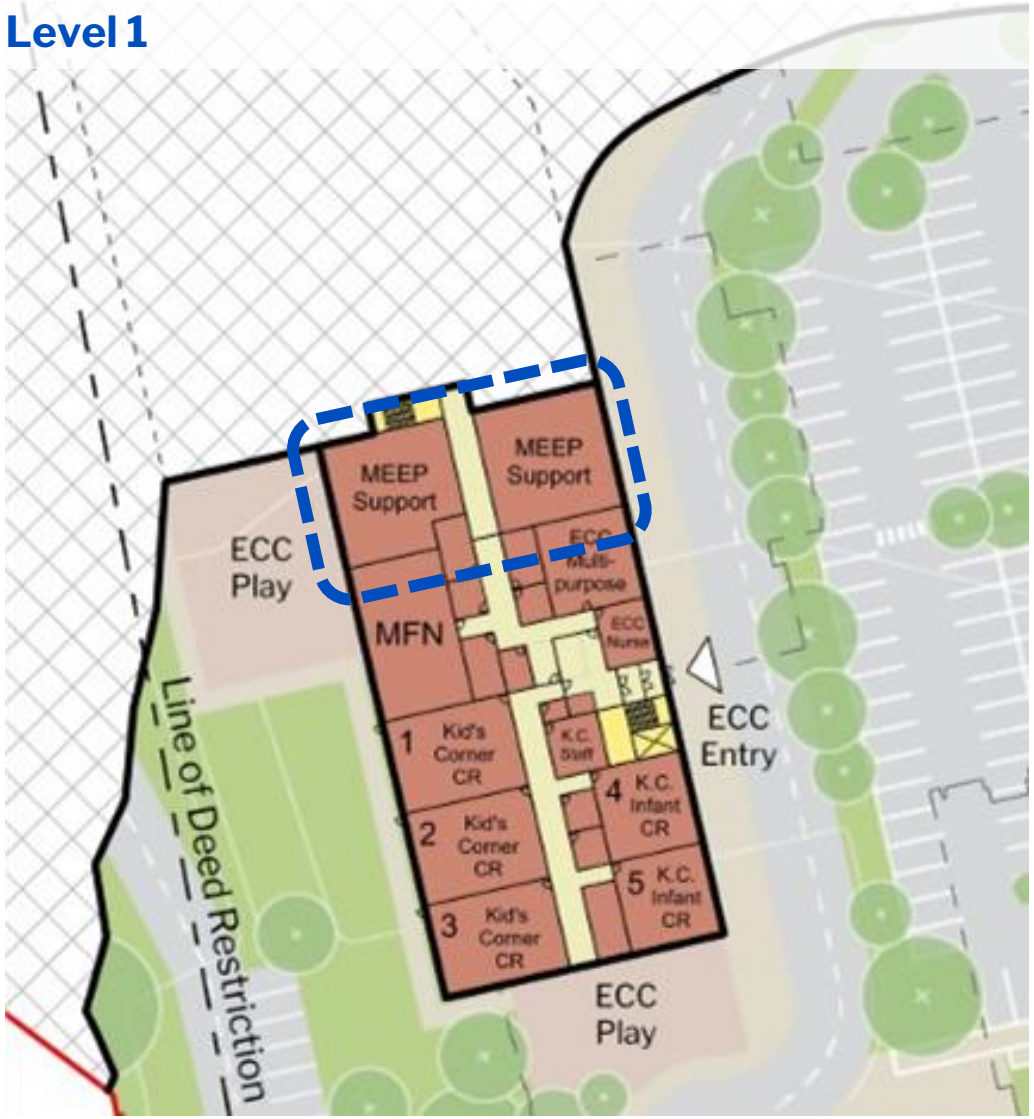
All of the Curtis-Tufts program spaces are fully reimbursable by the MSBA, pending review and approval of the spaces by DESE at the conclusion of the Schematic Design phase. The existing Curtis-Tufts building is 18,612 gross square feet, so the program below represents significant operational efficiency gains.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL		COMMENTS / REDUCTIONS
Classrooms	950	4	3,800		
~~**Games Room**~~	~~**300**~~	~~**1**~~	~~**300**~~		
Community / Lunch Room	950	1	950		
~~**Breakout Rooms**~~	~~**150**~~	~~**2**~~	~~**300**~~		
Sensory Room	250	1	250		
Waiting / Reception	200	1	200		Includes workstation for Admin. Assistant
Principal's Office	150	1	150		
Adjustment Counselor Office	200	2	400		
Conference Room	300	1	300		

<u>Recommendation</u>: Eliminate the Games Room and the (2) Breakout Rooms from the Curtis-Tufts High School program, for a total reduction of 600 net square feet.
These program spaces were reviewed by Curtis-Tufts and District leadership and were determined to be unnecessary for the delivery of curriculum.

Program Efficiencies & Plan Diagram / MEEP – Medford Early Education Program

Level 1



Level 2



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Program Efficiencies & Plan Diagram / MEEP – Medford Early Education Program

MEEP Preschool classroom spaces totaling 13,200 nsf (but not FF&E for these rooms) are reimbursable by the MSBA, as is typical for reimbursement policy. The remainder of the MEEP and Shared ECC spaces are allowable by the MSBA, but will not be reimbursable.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
MEEP				
Preschool Classroom (with Toilet)	1,200	11	13,200	15 students, 3 teachers
Reception / Waiting	100	1	100	Workstation for MEEP Director's Admin. Assistant
Director's Office	175	1	175	
Team Chair	150	1	150	
Evaluation / Observation	150	~~2~~ **1**	~~300~~ **150**	
Related Services Office	150	2	300	SLP, BCBA
Conference Room	250	1	250	
OT/PT	600	1	600	
~~**Play Room**~~	~~**600**~~	~~**1**~~	~~**600**~~	
Sensory Room	600	1	600	
Staff Room	300	1	300	With kitchenette
~~**Breakout Room**~~	~~**150**~~	~~**2**~~	~~**300**~~	

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Early Childhood Center (ECC)				Shared spaces for Kids Corner, MEEP, MFN
Reception / Waiting	250	1	250	
Multipurpose Room	1,000	1	1,000	For Gross Motor Skills
Nurse's Office with Toilet	400	1	400	
Mother's Room	80	1	80	
Stroller Parking	150	1	150	
Laundry	~~**250**~~ **100**	**1**	~~**250**~~ **100**	

<u>Recommendation</u>: Reduce the quantity of Evaluation/Observation Rooms from (2) to (1), eliminate the Play Room and the (2) Breakout Rooms from the MEEP program and decrease the Laundry Room for a total reduction of 1,200 net square feet. The reduction of the Evaluation/ Observation room quantity aligns the number of these spaces with the planned staffing model. The Play Room and Breakout Room spaces were reviewed by MEEP and District leadership and were determined to not be necessary for the delivery of curriculum. As a result of discussion with the SBC on 9/10/26, the Laundry Room was decreased by 150 net square feet.

Program Efficiencies & Total Project Cost Reduction Summary

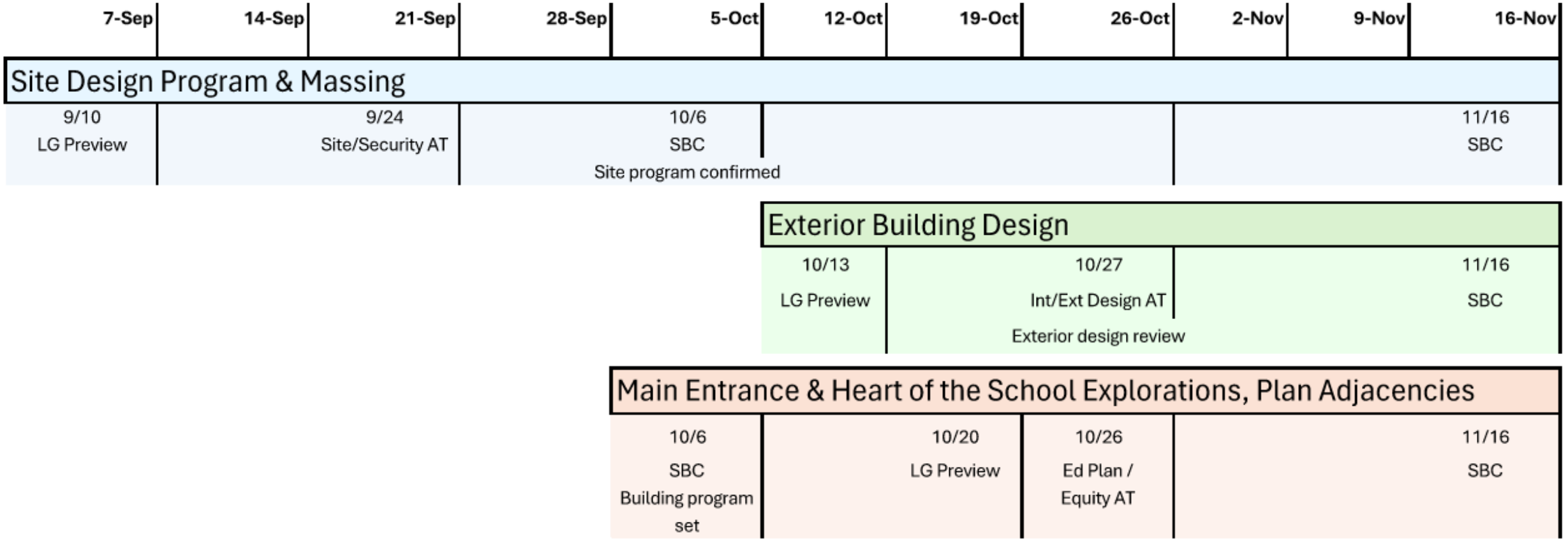
	Gross Floor Area	Estimated Total Project Cost
8.25.26 - Proposed Building with Accepted Program Efficiencies	588,516 GSF	$768,577,410*
Reduction with All Recommended Program Efficiencies presented Tonight	(2,700) GSF	($2,900,000)
9.10.26 - Proposed Building with All Recommended Program Efficiencies	**585,816 GSF**	**$765,677,410**

**Proposed building after accepted efficiencies at 8.25.26 SBC meeting includes the following:*

- High School and Vocational Programming (existing and 4 new)
- Curtis Tufts
- Central Office/Welcome Center
- Kids Corner
- MFN
- MEEP Pre-K Consolidation
- Pool as currently designed
- 750 seat auditorium
- Teen Health Center, Community Rental Educational Space, Medford Community Media Office Space
- Full geothermal implementation
- Solar Ready Roof (panels through power purchase)
- No Mass Timber
- No Deck Over Parking
- No Secondary Access Permitting/Construction Cost

Design Update

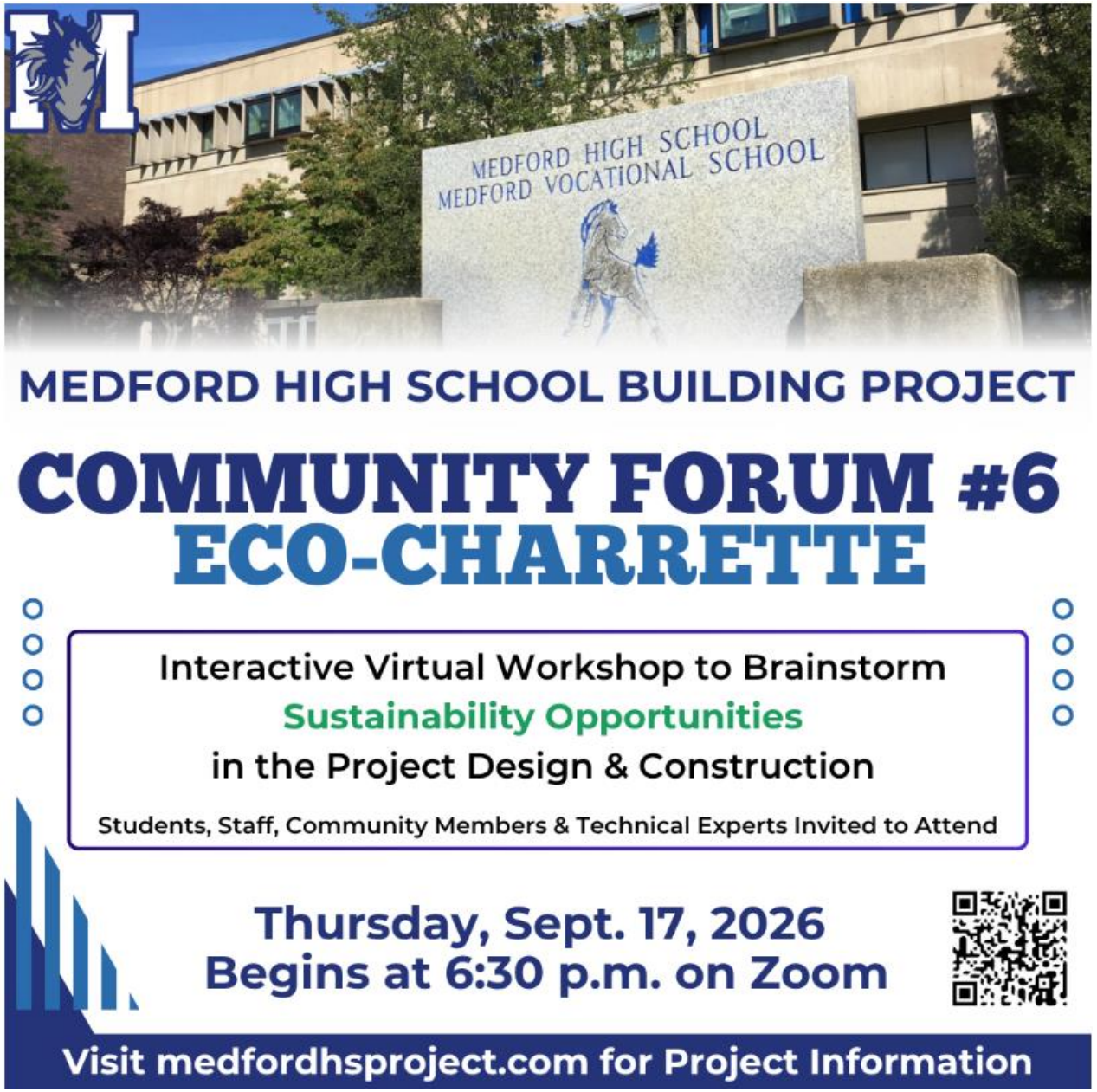
Schematic Design – Evolution of Design Thinking



LG = Leadership Group (meets weekly)
AT = Advisory Team

Upcoming Meetings

Eco-Charrette



Upcoming MCHSBC & Community Meetings

9/17 Community Meeting #6 Sustainability (Eco-) Charrette

9/22 MCHSBC Meeting Report on Curtis Tufts Building Uses, Project Efficiencies

10/6 MCHSBC Meeting Vote to confirm project scope, Vote to approve CM selection

11/16 MCHSBC Meeting Approve Advisory Team recommendations, CM Introduction

11/19 Community Meeting #7 Design Update

12/14 MCHSBC Meeting Review Schematic Design Estimating Package

Thank you.

