Medford High School

Medford Comprehensive High School Building Committee Meeting

09/22/2026



smma

LeftField

Agency
Landscape + Planning

Agenda

- Roll call
- Approval of Meeting Minutes for September 10, 2026
- Program Adjacencies and Related Efficiencies Review
- Design Updates
  - Pool Scope Alternatives
- Upcoming Meetings
- Adjournment

Adjacencies & Efficiencies for:

- Core Academic Spaces
- Medford Academy
- Special Education (non-MEEP)
- Chapter 74 Programs
- Lab Spaces (non- Ch. 74)
- Media Center

Program Efficiencies & Plan Diagram / Core Academic Spaces

Level 4



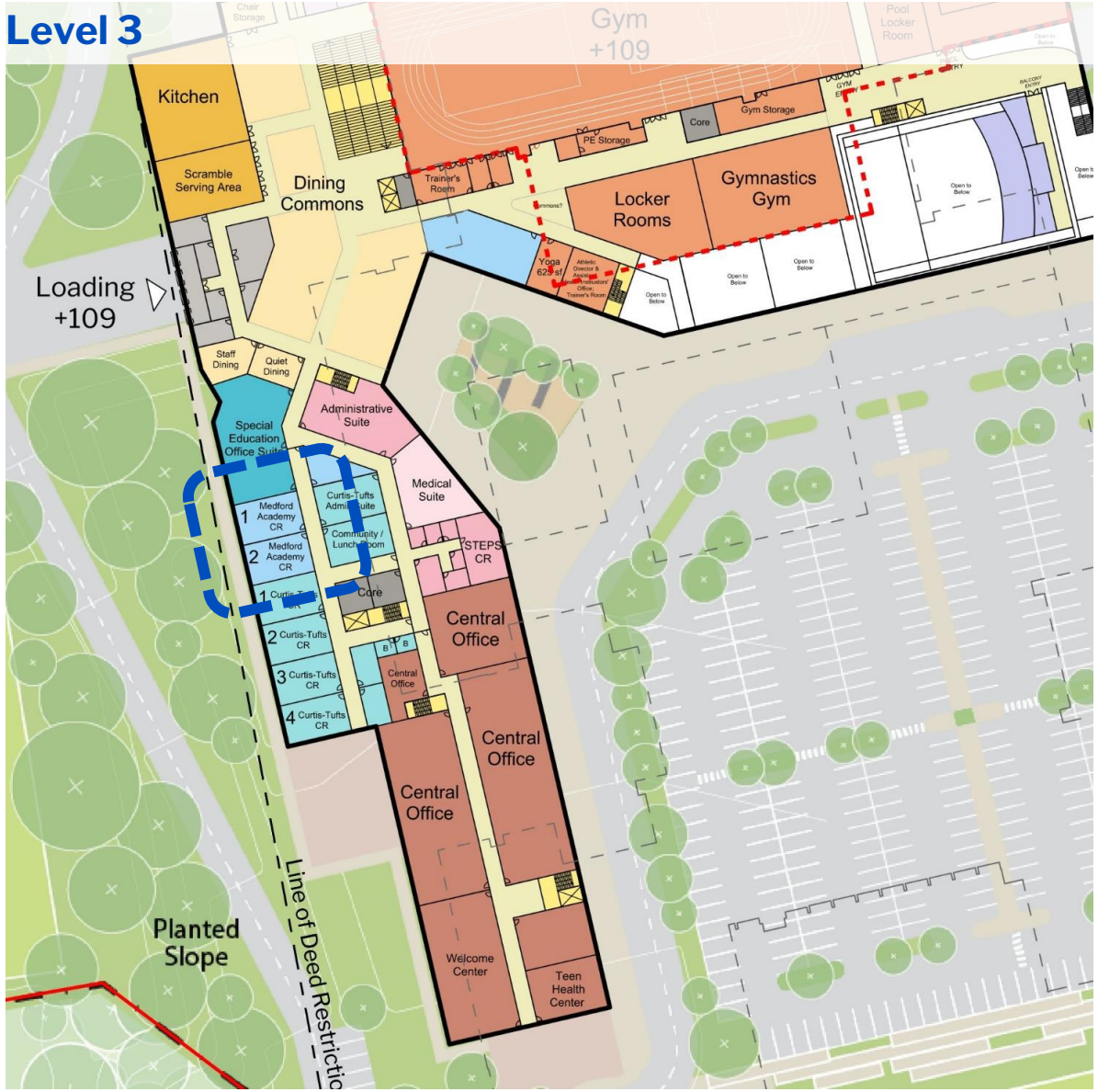
The program areas noted below are fully reimbursable by MSBA, except where noted. Non-reimbursable space is permissible by the MSBA per their PSR report review.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL		COMMENTS / REDUCTIONS
General Classroom	~~950~~ **900**	48	~~45,600~~ **43,200**		Reduced classroom size is still within MSBA standard area range
Teacher Planning	470	10	4,700		
Small Group Seminar (20-30 seats)	500	3	1,500		
Science Classroom / Lab	1,440	12	17,280		
Prep Room	400	6	2,400		
Central Chemical Storage Room	200	1	200		
Large Group Instruction	2,000	2	4,000		Non-reimbursable area. The project team asked MSBA whether this could be considered for reimbursement at the end of the PSR phase
Academic Support Hub	~~475~~ **450**	2	~~950~~ **900**		Non-reimbursable area

<u>Recommendation</u>: Reduce the General Classroom size from 950 to 900 net square feet, and the Academic Support Hubs from 475 to 450 net square feet. This will result in additional space savings as typical Special Education CR sizes that were sized to the module of General Academic Classrooms will also be reduced accordingly.

Program Efficiencies & Plan Diagram / Medford Academy

Level 3



Medford Academy classrooms are reimbursable, however, while the workspace is permissible, it is non-reimbursable by the MSBA per their PSR report review.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL		COMMENTS / REDUCTIONS
Classrooms	~~950~~ 900	2	~~1,900~~ 1,800		
Workspace	~~475~~ 450	1	~~475~~ 450		
Dean of Student Success Office	150	1	150		

Recommendation: Reduce the Medford Academy Classroom sizes from 950 to 900 net square feet, and reduce the Workspace accordingly from 475 to 450 net square feet. These reductions will align the room sizes with the updated General Academic Classroom size module.

Program Efficiencies & Plan Diagram / Special Education - General

All Special Education spaces are reimbursable, pending review and approval of these spaces by DESE at the completion of the Schematic Design phase.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Resource Room	~~475~~ **450**	5	~~2,375~~ **2,250**	
Small Group Room	250	2	500	
Breakout Room	150	10	1,500	
Sensory Room	300	1	300	
OT	160	1	160	OT and OT Asst.
OT Evaluation	150	1	150	
Speech	200	2	400	Up to 5 students
PT / Alt PE	~~950~~ **900**	1	~~950~~ **900**	
PT Office	150	1	150	
Special Ed. Reading Small Group	~~475~~ **450**	1	~~475~~ **450**	Up to 8 students
Special Ed. Office Suite				
Reception / Waiting	150	1	150	Workstation for Admin. Asst.
Special Ed. Coordinator	150	1	150	
Evaluation Team Leader	200	3	600	Includes a conference table for up to 6 people
Conference Room	300	1	300	For up to 12 people
Records Room	100	1	100	
BCBA Office	**150**	**1**	**150**	**Added per Special Education current staffing and programming**

Program Efficiencies & Plan Diagram / Special Education – Specialized Programs

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
ACCESS Classroom	1,200	1	1,200	Medically fragile student classroom
ACCESS Toilet	120	1	120	Changing table, Hoyer lift - no shower needed
Living Lab	1,200	2	2,400	Life Skills Lab. 1 for ACCESS and Junior/Senior students. 1 for Project Transition
Learning Group Program (LGP) Classrooms	~~950~~ 900	4	~~3,800~~ 3,600	
Reset Room	200	1	200	Shared between LGP and TLP
Therapeutic Learning Program (TLP) Classrooms	~~950~~ 900	4	~~3,800~~ 3,600	1 room to be a Science Lab
~~TLP Office/ Small Group~~	~~200~~	~~2~~	~~400~~	**Not needed – counselors can use Breakout or Reset Room**
Connections	~~950~~ 900	2	~~1,900~~ 1,800	ASD Program
Project Transition Classrooms	~~950~~ 900	2	~~1,900~~ 1,800	18-22 year old students
Workspace / Sensory	~~475~~ 150	1	~~475~~ 150	Small group and collaborative space. Separated sensory/Reset area. **Smaller space was determined to be sufficient for program needs.**
Curtis-Tufts Classrooms	~~950~~ 900	4	~~3,800~~ 3,600	
Curtis Tufts Community / Lunch Room	~~950~~ 900	1	~~950~~ 900	

Recommendation: Adjust Special Education Classroom sizes (including Curtis-Tufts CR's) from 950 to 900 net square feet, and reduce the Resource Rooms and Special Ed. Reading Small Group Room accordingly from 475 to 450 net square feet. Reduce the Project Transition Workspace/Sensory Room from 475 to 150 net square feet, and eliminate the TLP Office/Small Group Room. These reductions align room sizes with the updated General Academic Classroom size module, and calibrate the sizes of several program spaces to the planned use of those spaces. Accounting for the addition of (1) BCBA office, these recommendations result in an overall reduction of 1,625 net square feet.

Program Efficiencies & Plan Diagram / Chapter 74 CTE Spaces

All Chapter 74 CTE spaces are reimbursable, pending review and approval of these spaces by DESE at the completion of the Schematic Design phase.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Early Childhood Education Shop	1,500	1	1,500	
Related Classroom	850	1	850	
Storage Room	200	1	200	
~~**Toilet Room**~~	~~**130**~~	~~**1**~~	~~**130**~~	**Staff and HS students can use nearby general use toilet rooms.**
Business Marketing Shop	2,200	1	2,200	
Mustang Mall Retail Area	500	1	500	
Storage Room	200	1	200	
Graphic Design and Visual Communication Shop	2,250	1	2,250	
~~**Related Classroom**~~	~~**850**~~	~~**1**~~	~~**850**~~	**Related Classroom functionality will be incorporated into the shop layout.**
Storage Room	200	1	200	
Automotive Technology Shop	8,250	1	8,250	
Related Classroom	850	1	850	
Storage Room	300	1	300	
Tool Room	200	1	200	
Toilet Rooms	130	1	130	Shared with Metal Fabrication
Changing Area	170	1	170	Shared with Metal Fabrication

Program Efficiencies & Plan Diagram / Chapter 74 CTE Spaces

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Construction Craft Laborers Shop	6,750	1	6,750	
Related Classroom	850	1	850	
Storage Room	300	1	300	
Tool Room	200	1	200	
Shared Toilet Rooms	130	1	130	Shared with Carpentry
Shared Changing Area	170	1	170	Shared with Carpentry
Biotechnology Shop	4,400	1	4,400	
~~**Related Classroom**~~	~~**850**~~	~~**1**~~	~~**850**~~	**Related Classroom functionality will be incorporated into the shop layout**
Storage Room	300	1	300	
Changing Area	140	1	140	
Health Assisting Shop	~~**5,625**~~ **4,219**	1	~~**5,625**~~ **4,219**	**Shop size adjusted to align with maximum number of Grades 10-12 students in the shop concurrently. Reduced nsf still represents a 2,300+ nsf increase from current shop space**
Related Classroom	850	1	850	
Storage Room	150	1	150	
Toilet Room	130	1	130	Shared with Dental Assisting
Changing Area	170	1	170	Shared with Dental Assisting
Engineering Shop	4,400	1	4,400	
Related Classroom	850	1	850	
Storage Room	~~**300**~~ **200**	1	~~**300**~~ **200**	**Storage Room sizing was reviewed and determined to be over-sized for the need.**
Tool Room	200	1	200	
~~**Shared Toilet Rooms**~~	~~**130**~~	~~**1**~~	~~**130**~~	**Students can use nearby general use toilet rooms**
Changing Area	170	1	170	

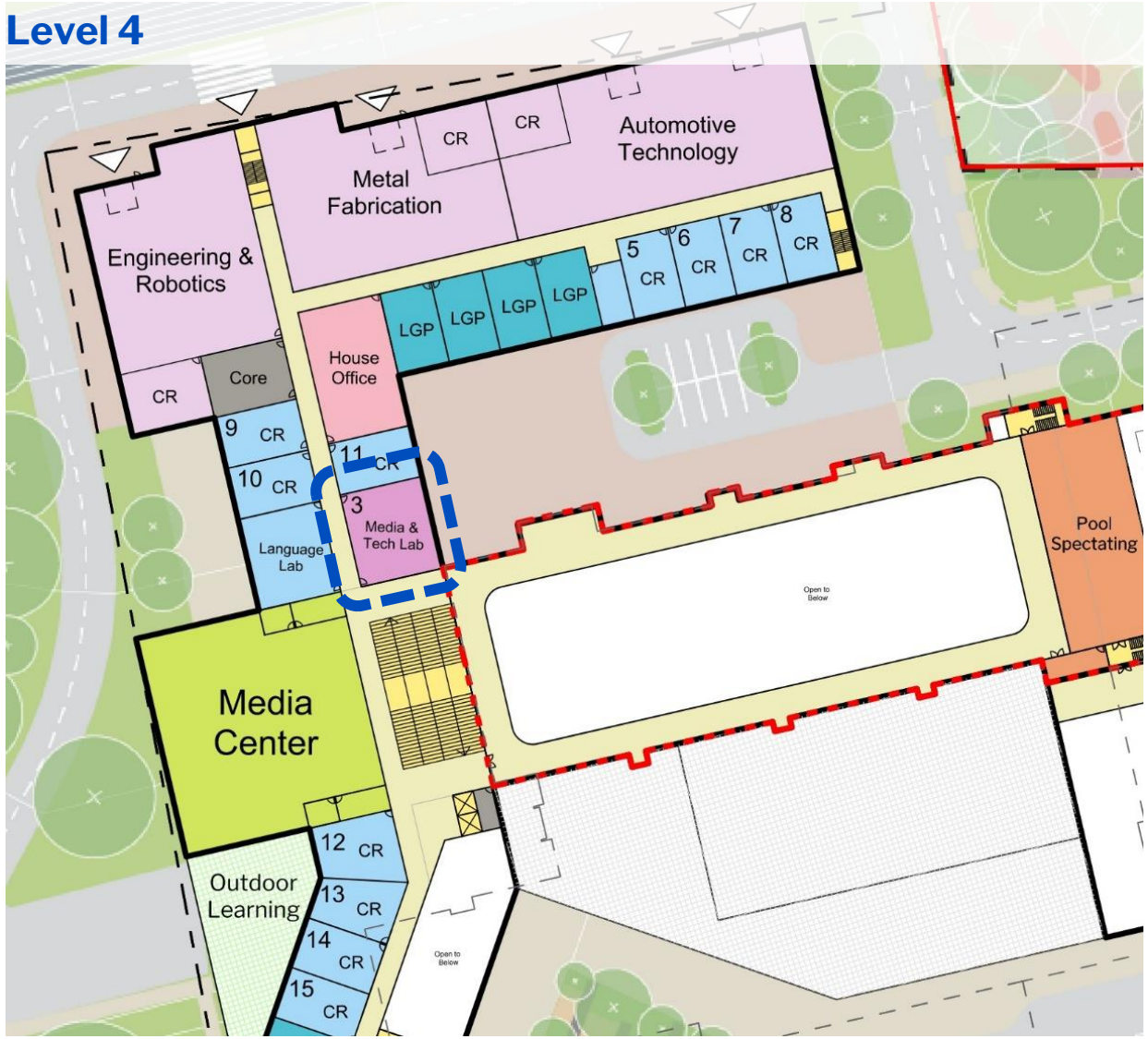
Program Efficiencies & Plan Diagram / Chapter 74 CTE Spaces

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Metal Fabrication Shop	4,000	1	4,000	
Related Classroom	850	1	850	
Storage Room	300	1	300	
Tool Room	200	1	200	
Carpentry Shop	**~~6,750~~ 5,063**	1	**~~6,750~~ 5,063**	**Shop size adjusted to align with maximum number of Grades 10-12 students in the shop concurrently. Reduced nsf still represents a 1,600+ nsf increase from current shop space**
Related Classroom	850	1	850	
Storage Room	**~~300~~ 150**	1	**~~300~~ 150**	**Material storage will take place on open lumber racks in the shop in lieu of an enclosed storage room**
Tool Room	200	1	200	
Cosmetology Shop	3,000	1	3,000	
Aesthetics Room	300	1	300	
Related Classroom	950	1	950	
Storage	200	1	200	
Toilet Rooms	130	1	130	
Changing Area	170	1	170	
Public Safety Shop	2,200	1	2,200	
~~Related Classroom~~	**~~850~~**	**~~1~~**	**~~850~~**	**Related Classroom functionality will be incorporated into the shop layout**
Storage Room	200	1	200	

Recommendation: Make adjustments to Chapter 74 CTE Spaces noted above. These recommendations result in an overall reduction of 6,153 net square feet.

Program Efficiencies & Plan Diagram / Non-Chapter 74 Lab Spaces

Level 4



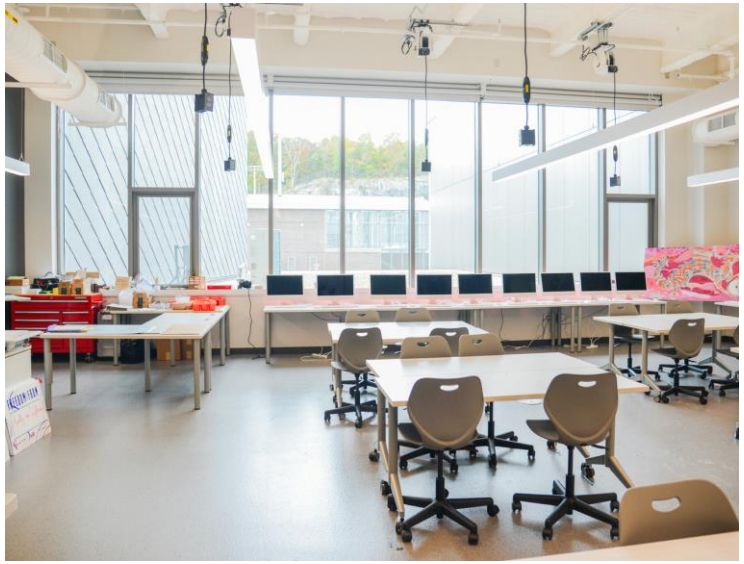
The Non-Chapter 74 Lab Space areas noted below are fully reimbursable by MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL		COMMENTS / REDUCTIONS
Digital Art / Photography Lab	1,200	1	1,200		No Darkroom component
Media and Tech Lab	1,200	2	2,400		For Media and Technology classes (non-CTE)
Innovation Lab	1,200	1	1,200		Makerspace, computers
Innovation Lab	1,440	1	1,440		Cooking component, computers
Scene Shop	800	1	800		

Recommendation: No potential efficiencies were noted for the Non-Chapter 74 Lab Spaces space category. The traditional dark room was removed from the Digital Art / Photography Lab as a prior modification. Space in this category is currently below the MSBA Guidelines. The project team inquired with the MSBA as to whether the Large Group Instruction spaces could be moved from the Core Academic space category to this space category at the end of the Preferred Schematic Report (PSR) phase, and will review feedback regarding this request with the MSBA moving forward.

Program Efficiencies & Plan Diagram / Non-Chapter 74 Lab Spaces

Innovation / Tech Lab Precedents











Program Efficiencies & Plan Diagram / Media Center

Level 4



The Media Center areas noted below are fully reimbursable by MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL		COMMENTS / REDUCTIONS
Media Center / Reading Room	7,719	1	7,719		
Quiet Rooms	150	2	300		
Office/ Workroom	300	1	300		
Café / Snack Shop	300	1	300		

Recommendation: No potential efficiencies were noted for the Media Center space category. Space in this category aligns with the MSBA Guidelines, and was reviewed with District and School leadership to confirm that the area is required to meet the educational plan.

Program Efficiencies & Total Project Cost Reduction Summary

	Gross Floor Area	Estimated Total Project Cost
9.10.26 - Proposed Building with Accepted Program Efficiencies	585,816 GSF	$765,577,410*
Reduction with All Recommended Program Efficiencies presented Tonight	(15,530) GSF	($16,900,000)
9.22.26 - Proposed Building with All Recommended Program Efficiencies	**570,286 GSF**	**$748,777,410**

**Proposed building after accepted efficiencies at 9.10.26 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

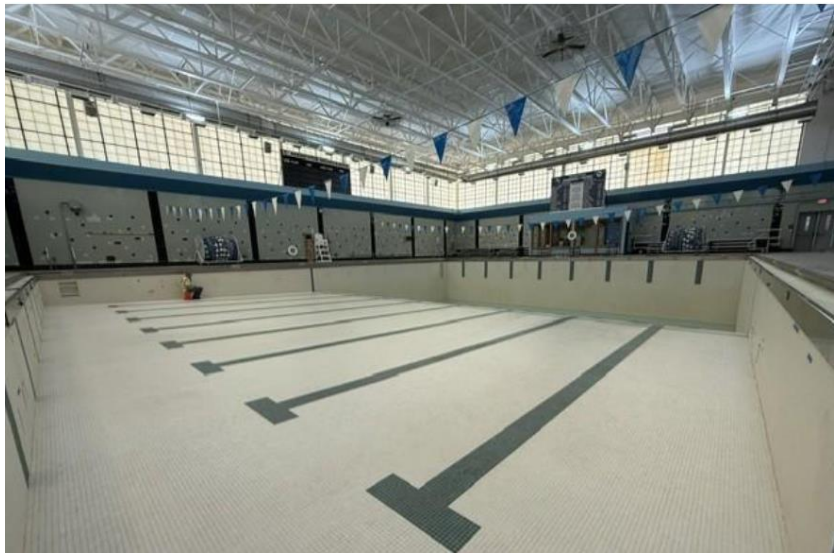
Design Update

Pool Scope Base Renovation Scope

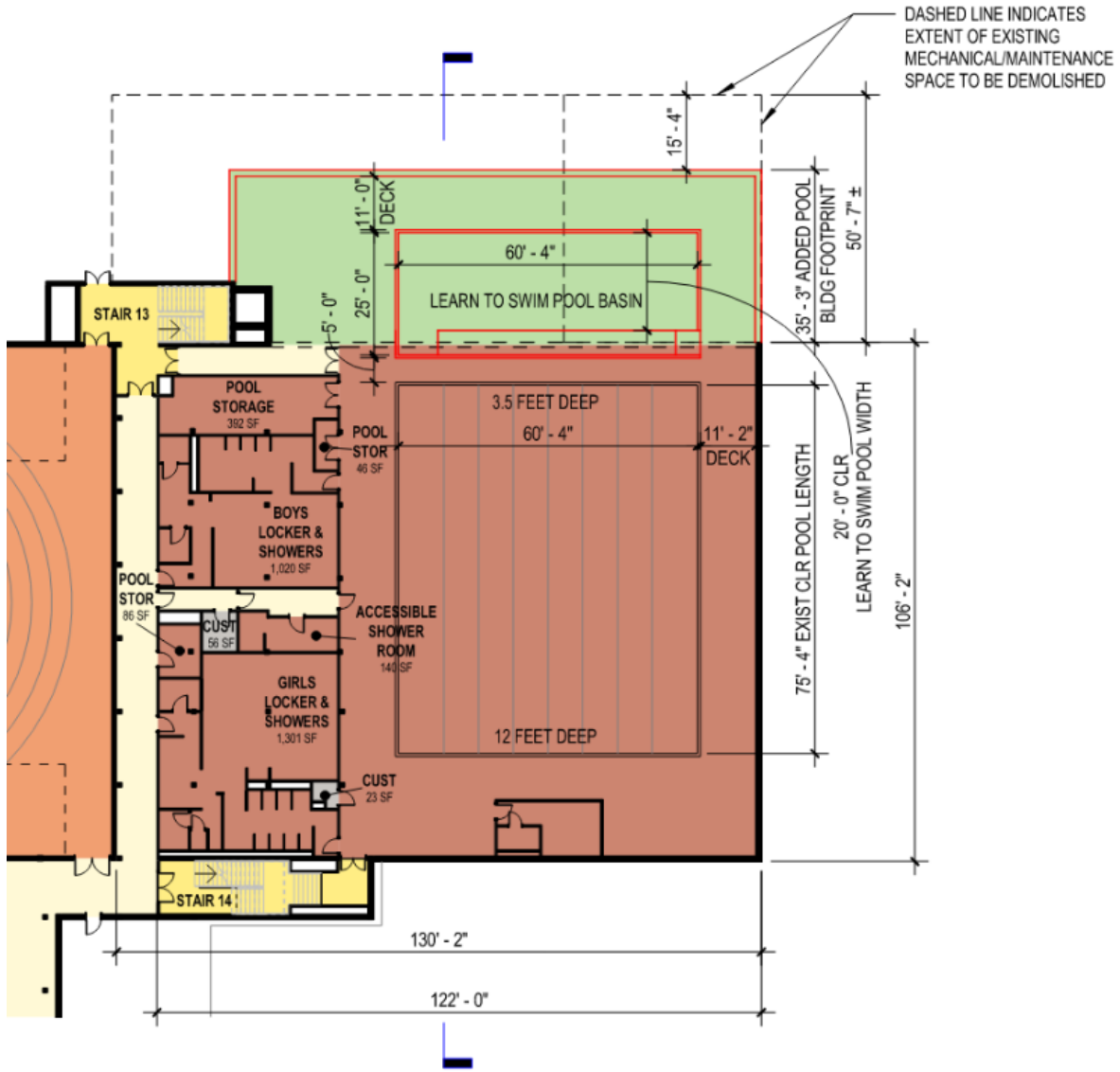
Confirmed based on testing and investigations completed in August:

- Demolition of the existing pool interior finishes (removal of tile) down to concrete substrate
- Replace interior finishes (tile or plaster/tile combination system)
- Install waterproofing system within the existing concrete pool vault
- Replace existing gutter system with new stainless steel perimeter gutters
- Incorporate a chlorine exhaust/abatement system within the gutter design
- Replace existing equipment:
  - (8) starting blocks
  - (7) lane dividers
  - (1) electronic scoreboard
  - (1) heat exchanger
  - (4) pool EPD filter system tanks
- Replace MEPFP systems including HVAC, wireless data, lighting and fire alarm and add a fire protection system
- Replace all doors and frames with Type 316 stainless steel versions.

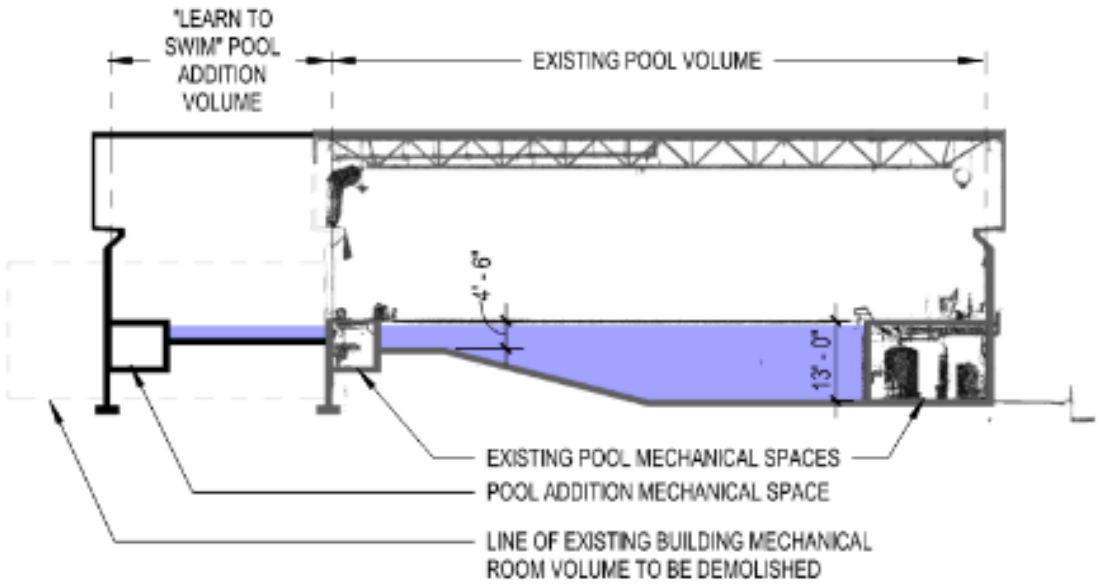




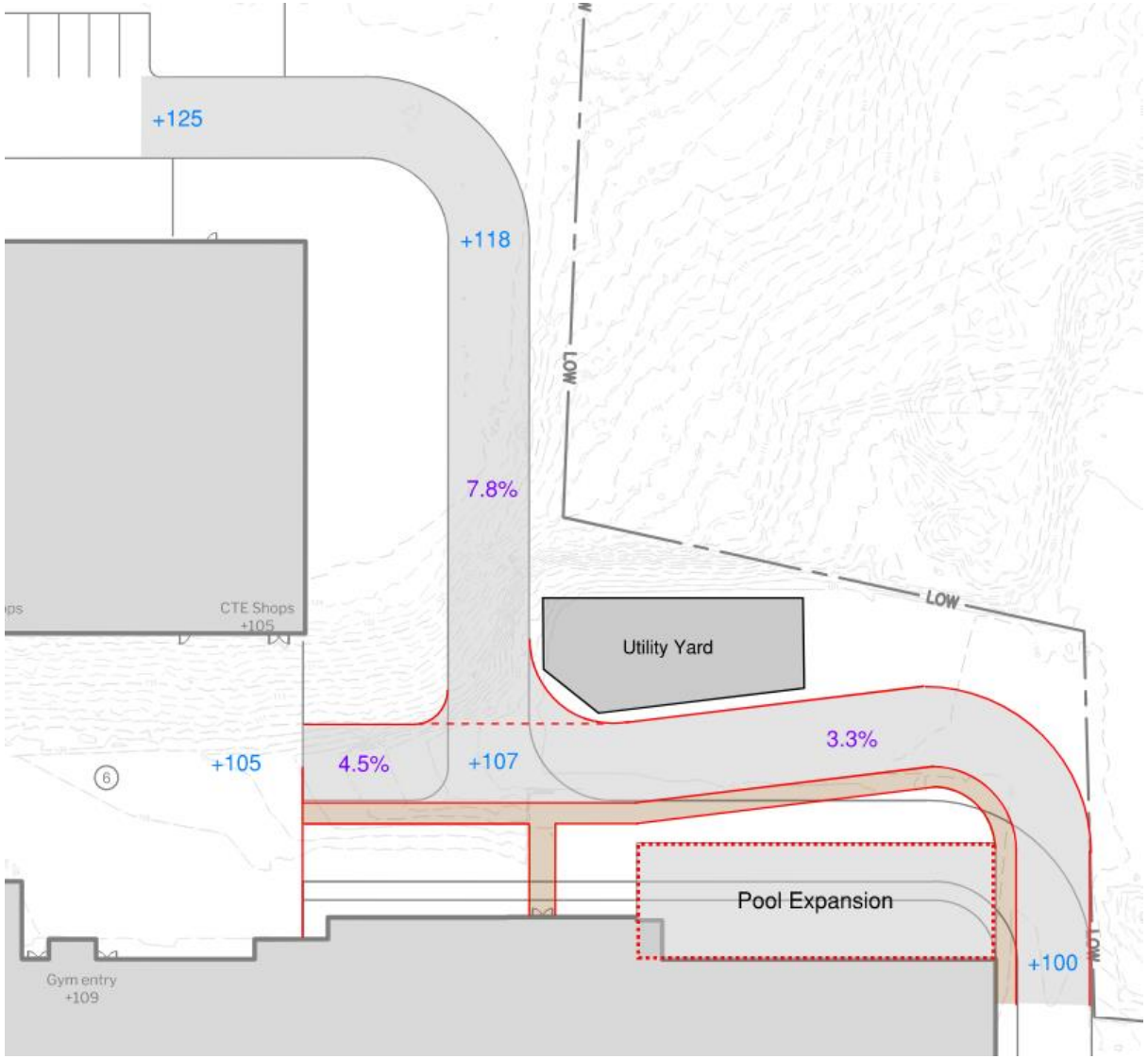
Pool Scope Alternative Additional Basin



- Base scope is a renovation of the existing pool building, with its current program elements
- A shallow "learn to swim" basin can be added as part of base scope or as an alternate
- Shallow basin requires:
  - A new addition in the area of the existing mechanical room
  - Additional service design cost for Aquatic Design Group $9,130
  - Added Total Project Cost at PSR $7,665,870



Pool Scope Alternative Additional Basin Site Implications



- New shallow basin addition would partially recreate the "pinch point“ in the northeast corner of the site that was addressed by the demolition of mechanical room
- New shallow basin would reduce the site area available for electrical site equipment, including an emergency generator, transformers and switch box as well as photo-voltaic batteries

Pool Scope Alternative Determination

SBC to determine:

1. Include the additional pool basin as base project scope
2. Include the additional pool basin as an add alternate (a decision would be made based upon bid results)
3. Do not include this scope

Upcoming Meetings

Upcoming MCHSBC & Community Meetings

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 Project Updates

12/14 MCHSBC Meeting Review Schematic Design Estimating Package

Thank you.

