Medford High School

Medford Comprehensive High School Building Committee Meeting

10/06/2026



smma

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Agenda

I. Roll call

II. Approval of Meeting Minutes for September 22, 2026

III. Approval of SMMA Contract Amendment 03

IV. Review of Construction Manager at Risk Procurement Process
   A. Motion to approve CMR subcommittee recommendation

V. Review and approve recommendations of the Sustainability & MEP Systems Advisory Team
   A. HVAC System
   B. Solar PV Approach

VI. Review Project Adjacencies & Related Efficiencies for remaining project categories

VII. Review Project Alternates for Parking & Athletic Fields

VIII. Consider Previously Tabled Space Efficiency Proposals

IX. Adjournment

Approvals

Design Team Amendment #03 and Feasibility Budget Update

Amendment #03, in the amount of $6,600, is to include consulting services for Clean Vapor, a radon mitigation specialist to allow the design team to scope and detail the radon mitigation for the project.

Category	Feasibility Budget	Committed to Date	Spent to Date
OPM Feasibility Study/Schematic Design	$ 542,600	$ 542,600	$ 375,000
A&E Feasibility Study/Schematic Design	$ 1,591,536	$ 1,591,536	$ 981,357
Environmental & Site	$ 646,086	$ 646,086	$ 456,418
Uncommitted (Other)	**$ 219,778**	**$ -**	**$ -**
SUB-TOTAL	**$ 3,000,000**	**$ 2,780,222**	**$ 1,812,775**
MSBA Reimbursement to Date	**$ 693,274**	**43.34% of anticipated $1,599,600 Max Grant**	

Review of Construction Manager at Risk Procurement

CM Selection

Completed Milestones:

9/14/2026 - CMR Price and Non-Price Proposals Received

9/29/2026 - CMR Interviews Day #1 4pm – 8pm: Skanska and Consigli

9/30/2026 - CMR Interviews Day #2 4pm – 8pm: Bond/ WT Rich and Suffolk

10/5/2026 - Price Proposal Review and Final Ranking of Firms

Selection Committee Final Ranking of CM Firms

1) Suffolk
2) Consigli
3) Bond/WT Rich
4) Skanska

*Final ranking of firms was based on the Selection Committee's review of each firms non-price proposal, their interview and price proposals as outlined in the RFP

Sustainability & Systems Advisory Team Recommendations

A. HVAC: Full Air-to-Water Heat Pump System

B. Solar: Modified PV2 Option

C. Mass Timber: Deferred to 11/16

Main School Building HVAC Systems LCCA

Option 1	Option 2	Option 3
Ground Source Heat Pump - GSHP	Hybrid – GSHP (50%) and AtWHP (50%)	Air To Water Heat Pump - AtWHP

Advisory Workgroup Recommendation per 10.1.2026 meeting

Code Baseline: Natural Gas Boiler and Water-Cooled Chiller [ASHRAE System #7]

GSHP = Ground Source Heat Pump
AtWHP = Air Source Heat Pump
LCCA = Life Cycle Cost Analysis

Sustainability and MEP Systems – Mechanical and Solar PV Systems Recommendations

Systems Option Recommendation	Estimated Initial System Costs ($)	Estimated Incremental System Costs/Savings ($)	Payback (Yrs.)
		[compared to Basis of Design system in project budget]	
HVAC - AtWHP [Air To Water Heat Pump]	$62,378,000	($31,039,000)	0 yrs
PV2 - Optimized Roof & Parking Canopy PPA* (100% NZE)	$4,319,000	$4,319,000	15 yrs

** Notes:*

- *Power Purchase Agreement (PPA):*
  - *20 yr contracted agreement. Solar PV system and benefits owned by PPA. PPA Utility fixed rate estimated at $0.15/kWh (down from current $0.22/kWh blended rate), subject to change.*
  - *Battery storage is optional, but would be provided by the PPA if required. [Note: project may be required to install battery storage readiness].*
  - *PV2's original PSR estimate was adjusted to remove the cost of the ground mount canopy structure, as structure costs were confirmed to be included in the PPA contractual negotiations per Power Options. SD estimate to further confirm the Owners' costs for additional electrical and site infrastructure over the Basis of Design (BOD).*
- *Costs of roof structure upgrade for existing gym and pool not included in costs above, but is currently accounted for as part of the PSR design contingency*
- *The pool water heating system fossil fuel option: a 24 kW Solar PV system would be required to be installed, estimated at $80,000-$85,000 initial cost. [Medford confirmed with State DOER Green Communities: the Specialized code "installing Solar PV" requirement is inclusive of a PPA on-site installation.]*

HVAC Recommendation Considerations:

- Fossil Fuel baseline initial cost is more expensive than all three all-electric HVAC options
- AtWHP system brings initial cost reductions when compared to full geo-thermal (GSHP) that was assumed for the PSR submission
- AtWHP system has the lowest initial cost
- AtWHP system has the lowest 50-year life cycle cost
- Geo-thermal (GSHP) options bring higher initial costs. Required borefield areas present permitting challenges associated with the deed restriction and add phasing/temporary HVAC system costs. (44-Year Payback, 33 with incentives)

Solar PV Recommendation Considerations:

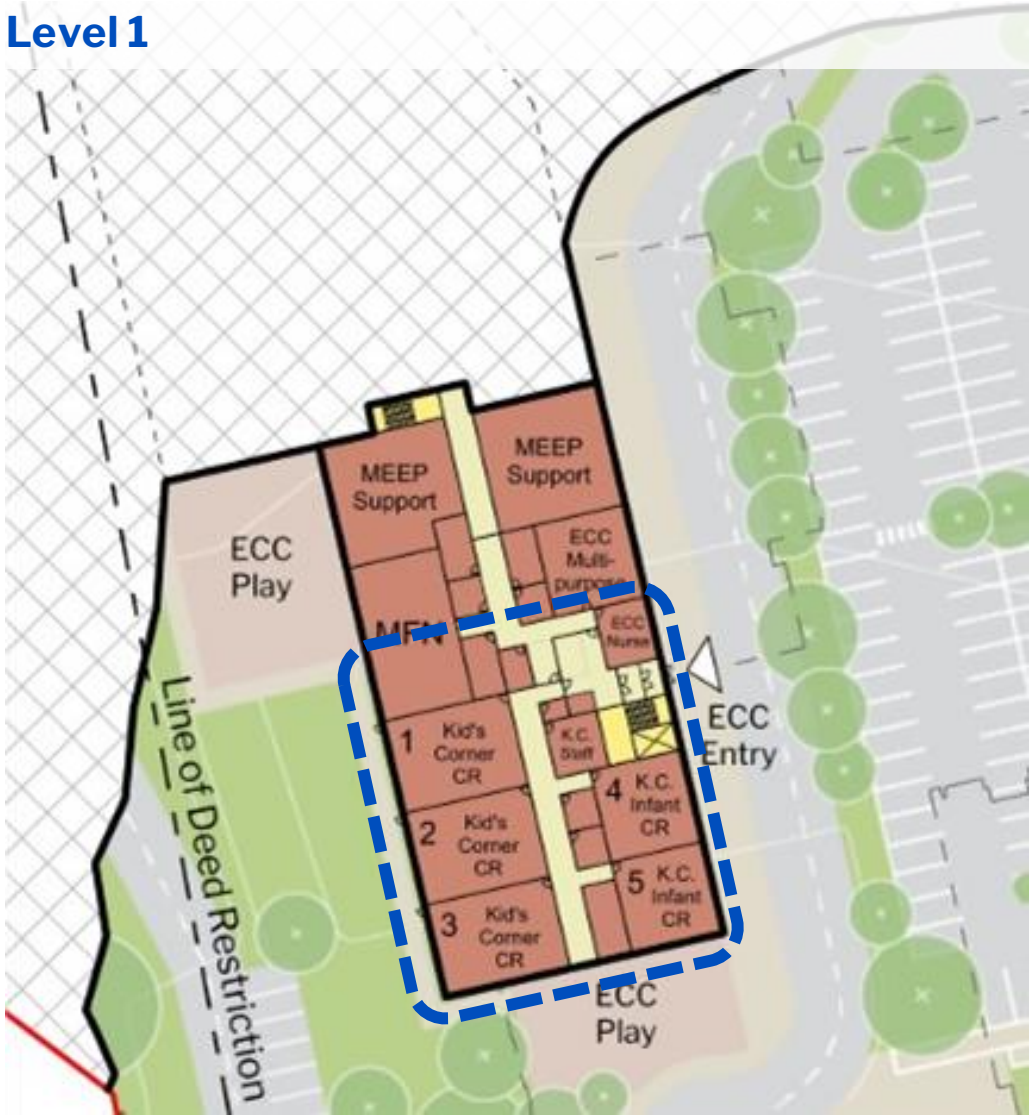
- PV2 – Optimized Roof & Parking Canopy PPA (100% NZE) has a low initial cost and benefits annual energy costs with considerable savings. Maintenance and management of the system is provided by the PPA (Power Purchase Agreement) entity, reducing operating costs for the Owner.

Adjacencies & Efficiencies for:

A. Kids Corner
B. Medford Family Network (MFN)
C. Central Office
D. Welcome Center
E. Remaining Chapter 74 Programs
F. Other remaining programs
    1. Teen Health Center
    2. HS Admin Offices (non-Counseling)

Program Efficiencies & Plan Diagram / Kid's Corner

Level 1



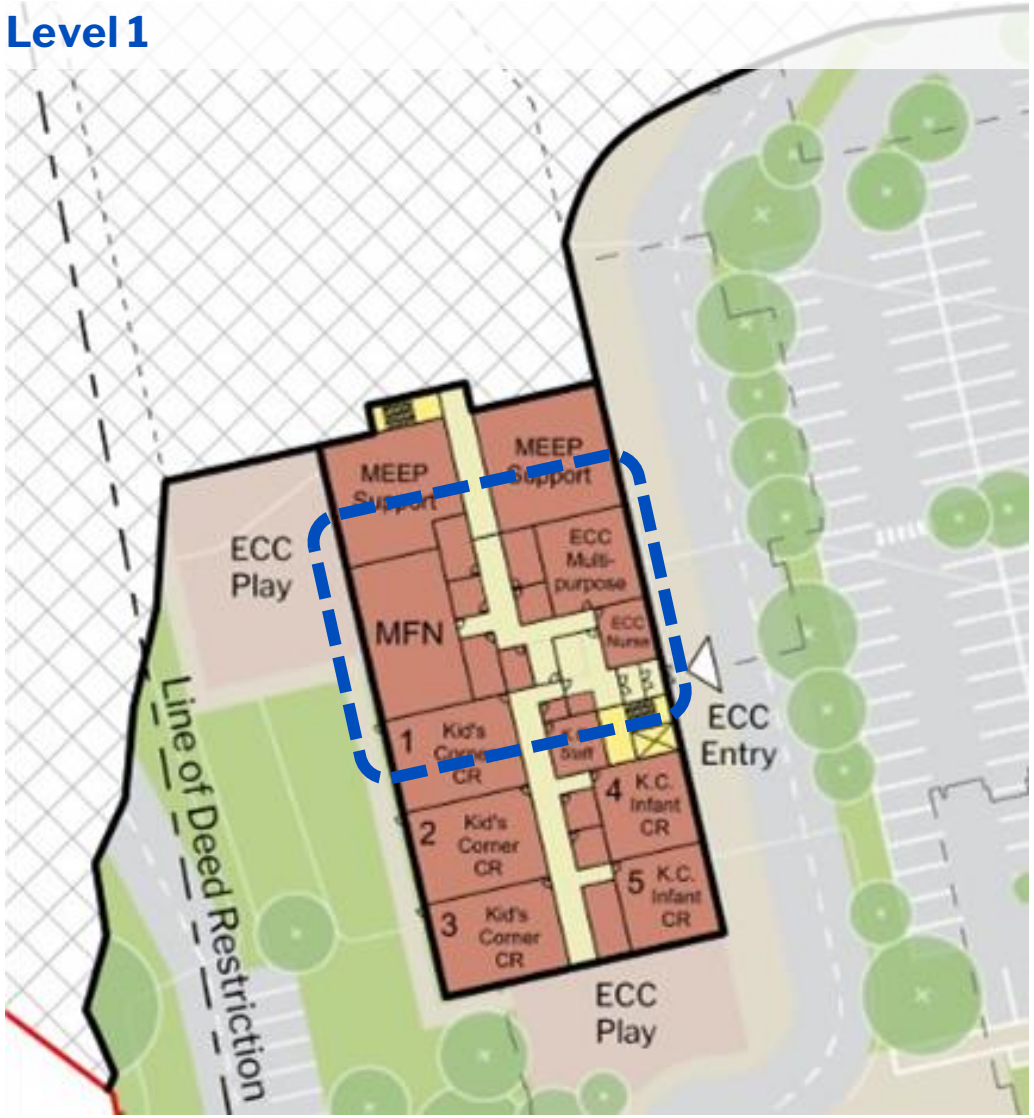
Kids' Corner spaces are not reimbursable by the MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL		COMMENTS / REDUCTIONS
Infant Classroom	~~950~~ **900**	2	~~1,900~~ **1,800**		Classroom sizes reduced to match Gen Ed. Classroom sizes
Toddler Classroom (with Toilet)	**900**	**2**	**1,800**		Programming confirmed 2 Toddler Rooms needed to meet enrollment model
Classroom (with Toilet)	1,200	~~3~~ **2**	~~3,600~~ **2,400**		One classroom designated as a Toddler room and shifted to the line item above
Office	150	~~2~~ **1**	~~300~~ **150**		1 Coordinator's Office removed
Staff Room	300	1	300		
Conference	250	1	250		
Storage	200	1	200		

<u>Recommendation</u>: Adjust Infant & Toddler Classroom sizes from 950 to 900 net square feet. Add (1) 900 net square feet Toddler Classroom, Change (1) 1,200 net square feet Classroom to a 900 net square feet Toddler Classroom, and Remove (1) 150 net square feet Office. These program spaces were reviewed by Kids' Corner and District leadership and were determined to need the above noted modifications to meet planned daycare enrollment. The above modifications result in an overall increase of 350 net square feet.

Program Efficiencies & Plan Diagram / Medford Family Network (MFN)

Level 1



Medford Family Network spaces are not reimbursable by the MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Reception / Waiting	100	1	100	
Office / Testing	150	2	300	
Shared Office	240	1	240	
Conference	250	1	250	
Play Area	1,425	1	1,425	Accommodates play groups for up to 15 children and 15 adults
~~**Pantry**~~	~~**300**~~	~~**1**~~	~~**300**~~	Pantry storage consolidated with line item below
~~**Clothing Closet**~~	~~**300**~~	~~**1**~~	~~**300**~~	This function not currently provided at MFN
~~**Toilet**~~	~~**100**~~	~~**1**~~	~~**100**~~	General use toilets will be provided
Storage	~~**100**~~ **300**	1	~~**100**~~ **300**	Storage space is consolidated in this room

Recommendation: Eliminate the Pantry, Clothing Closet and Toilet Room spaces, and Increase the Storage space by 200 net square feet to account for displaced Pantry storage capacity. These program spaces were reviewed by MFN and District leadership and were determined to require the above noted modifications to meet planned student capacities. The above modifications result in an overall reduction of 500 net square feet.

Program Efficiencies & Plan Diagram / Central Office

All Central Office & Welcome Center spaces are non-reimbursable but allowable, per MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Reception / Waiting	250	1	250	Space to accommodate a workstation for the Executive Admin Ass't
Copy / Mail Room	~~250~~ 150	1	~~250~~ 150	
Superintendent's Office	250	1	250	
~~Superintendent's Toilet~~	~~60~~	~~1~~	~~60~~	
Assistant Superintendent's Office	250	1	250	
Conference Room	800	1	800	
Conference Room	250	2	500	
Chief Operations Officer	250	1	250	
Project Manager Office	125	1	125	
Facilities Director Office	150	1	150	
Facilities Admin. Assistant	100	1	100	
Director of Counseling and Behavioral Health	150	1	150	
Director of Counseling and Behavioral Health Admin. Assistant	100	1	100	Position is shared with Nursing
(Academic) Director Flex Office	100	1	100	
(Academic) Directors Open Office	~~600~~ 700	1	~~600~~ 700	Open office enlarged to accommodate the Tech/LM Director, shifting that staff from a larger enclosed single occupant office
(Academic) Director Admin. Assistant	~~100~~ 200	~~2~~ 1	200	Two single occupant offices were consolidated into one space/position, which will be in a reception area for Directors
(Academic) Directors Conference	~~300~~ 250	1	~~300~~ 250	
Communications Director	150	1	150	

Program Efficiencies & Plan Diagram / Central Office

All Central Office & Welcome Center spaces are non-reimbursable but allowable, per MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Human Resources				
Human Resources Open Office	600	1	600	Open office includes a waiting area and transaction counter
Human Resources Director	250	1	250	
Finance				
Finance Director	150	1	150	
COO/ Finance Executive Assistant	120	1	120	
Accounting Manager	125	1	125	
Payroll Open Office	~~**600**~~ **320**	1	~~**600**~~ **320**	Open office reduced to be properly sized for (4) staff
Payroll Records	100	1	100	
Grants Manager	125	1	125	
Technology				
~~**District Technology Director**~~	~~**150**~~	~~**1**~~	~~**150**~~	Position moved to Academic Directors' Open Office
District Technology Specialist	125	1	125	
I.T. Manager / Network Admin.	175	1	175	
~~**Network Administrator**~~	~~**125**~~	~~**1**~~	~~**125**~~	Position consolidated with Network Administrator
Data Analyst	125	1	125	
District Tech Support	400	1	400	

Program Efficiencies & Plan Diagram / Central Office

All Central Office & Welcome Center spaces are non-reimbursable but allowable, per MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Staff Room	300	1	300	
Mother's Room	80	1	80	
Phone Booth	40	2	80	
Curriculum Storage	1,500	1	1,500	District-wide department storage for books and manipulatives for Math, Science, WL & Humanities. Centralized storage area to be sub-divided by department with high-efficiency shelving and culling of existing materials.
Maintenance Shop	1,000	1	1,000	
Maintenance Office	300	1	300	
District Supply Storage	**1,000**	**1**	**1,000**	Storage space for consumable goods (paper goods, soap, etc.) is required at the high school prior to them being delivered to the ES's and MS's throughout the District. It was not included in the PSR submission.

Recommendation: Make the adjustments to the Central Office spaces noted above. These recommendations result in an overall increase of 335 net square feet.

Program Efficiencies & Plan Diagram / Welcome Center

All Central Office & Welcome Center spaces are non-reimbursable but allowable, per MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Reception / Waiting	400	1	400	Space will accommodate a workstation for a shared Admin Ass't
Conference Room	250	1	250	
Small Conference Room	150	2	300	
Registration				
Registration Officer	150	1	150	
Registration Specialist	150	1	150	
Community, Family & Engagement Officer	150	1	150	
District Transportation Office	150	1	150	
Student Services				
Director of Student Services	175	1	175	
Special Ed. Coordinator	125	1	125	
Coordinator of Related Services	150	1	150	
Teacher of the Deaf	150	1	150	
Related Services Storage	800	1	800	

Program Efficiencies & Plan Diagram / Welcome Center

All Central Office & Welcome Center spaces are non-reimbursable but allowable, per MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
EL Services				
Director of EL	175	1	175	
EL Admin. Assistant	100	1	100	
EL Reception / Waiting	150	1	150	
EL Assessment	150	2	300	
Health Services				
Director of Health Services	175	1	175	

No potential efficiencies were noted for the Welcome Center in the "Other" space category. The list of spaces noted above was reviewed with Welcome Center and District leadership and no additional efficiencies beyond what had already been accounted for in the prior Preferred Schematic Report (PSR) phase were noted.

Program Efficiencies & Plan Diagram / Chapter 74 CTE Spaces (continued)

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

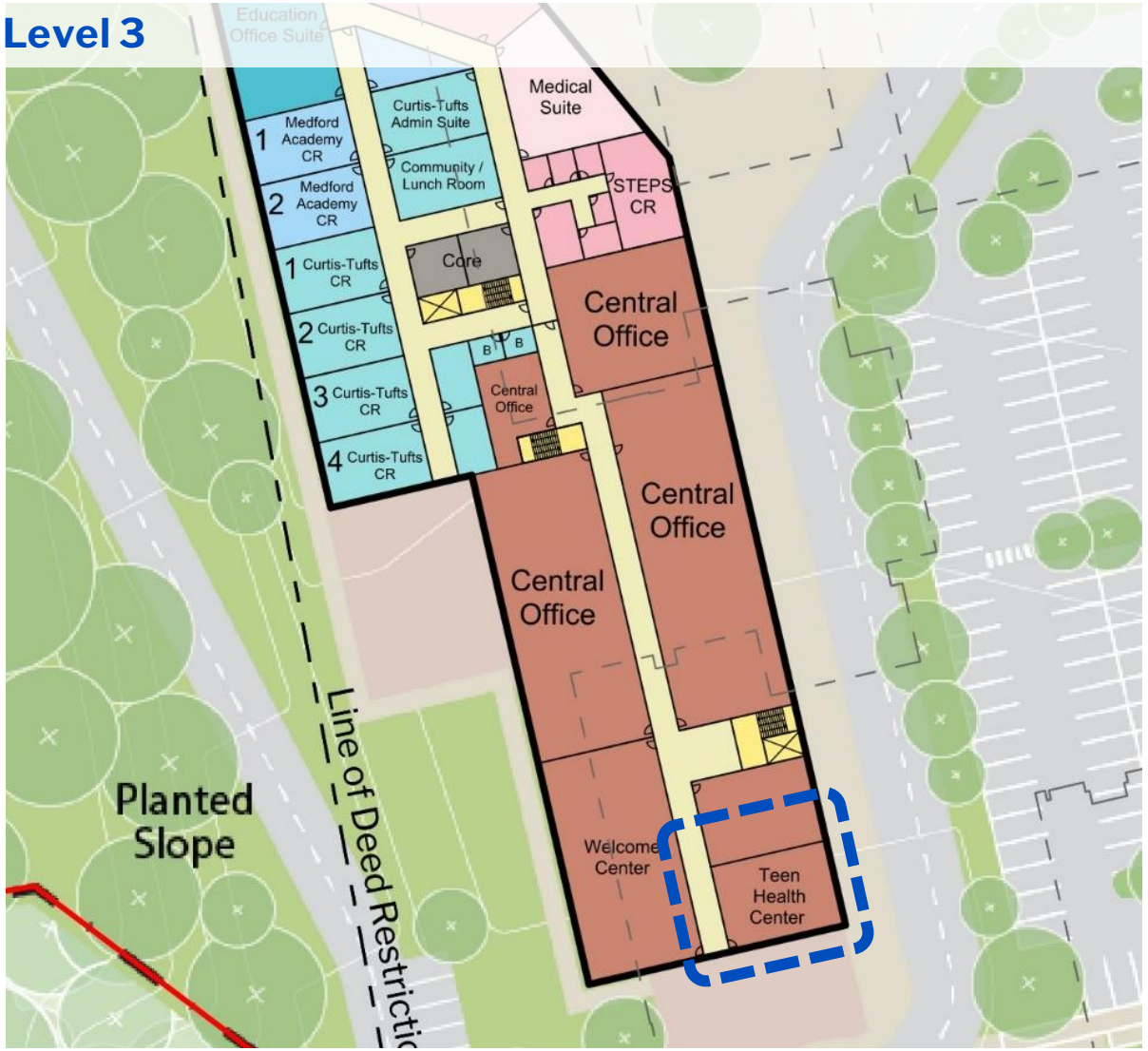
ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Programming & Web Development Shop	2,200	1	2,200	
~~**Related Classroom**~~	~~**850**~~	~~**1**~~	~~**850**~~	Related Classroom functionality will be incorporated into the shop layout
Storage Room	200	1	200	
Electrical Shop	6,750	1	6,750	
Related Classroom	850	1	850	
Storage Room	300	1	300	
Tool Room	200	1	200	
Toilet Room (shared with Plumbing)	130	1	130	
Changing Area (shared with Plumbing)	170	1	170	
Information Support Services & Networking Shop	2,200	1	2,200	
Related Classroom	850	1	850	
Storage Room	200	1	200	
Film and Television Shop	~~**2,500**~~ **5,000**	**1**	~~**2,500**~~ **5,000**	Shop size increased to accommodate (40) Grade 10-12 students in the space at one time
~~**Related Classroom**~~	~~**850**~~	~~**1**~~	~~**850**~~	Related Classroom functionality will be incorporated into the shop layout
Storage Room	200	1	200	

Program Efficiencies & Plan Diagram / Chapter 74 CTE Spaces (continued)

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Plumbing Shop	2,250	1	2,250	
Related Classroom	850	1	850	
Storage Room	300	1	300	
Tool Room	200	1	200	
Culinary Arts Shop / Kitchen	**~~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 kitchen space
Related Classroom	850	1	850	
Toilet Rooms	130	1	130	
Changing Areas	170	1	170	
Bistro 489	3,000	1	3,000	
Dental Assisting Shop	1,875	1	1,875	
~~X-Ray Room~~	**~~150~~**	**~~1~~**	**~~150~~**	Sufficient area is provided in the shop to accommodate this space
~~Sterilization Room~~	**~~150~~**	**~~1~~**	**~~150~~**	Sufficient area is provided in the shop to accommodate this space
Related Classroom	850	1	850	
Storage Room	200	1	200	

Recommendation: Make the adjustments to the Chapter 74 CTE Spaces noted above. These recommendations result in an overall reduction of 906 net square feet.

Program Efficiencies & Plan Diagram / Teen Health Center



Teen Health Center spaces are not reimbursable by the MSBA.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Waiting / Reception	250	1	250	
Toilet	60	~~2~~ 1	~~120~~ 60	One toilet room was determined to be adequate for the suite
Exam Room	120	2	240	
Consultation Office	~~150~~ 100	~~4~~ 2	~~600~~ 200	Office quantity & sizes were reviewed and reduced
~~Staff Room~~	~~150~~	~~1~~	~~150~~	Replaced with Multipurpose Room below
Storage	~~100~~ 60	1	~~100~~ 60	Storage room size tailored to storage needs
Health Educator Office	**100**	**1**	**100**	Added space
Multipurpose Room	**135**	**1**	**135**	Added space for small group counseling
Lab	**60**	**1**	**60**	Added space
Med. Safety Zone	**60**	**1**	**60**	Added space
Soiled Linens	**40**	**1**	**40**	Added space

Recommendation: Make the adjustments to the Teen Health Center spaces noted above. These recommendations were reviewed by District Leadership, Nursing, Counseling and Health Care staff and result in an overall reduction of 255 net square feet.

Program Efficiencies & Plan Diagram / High School Administration (non-Counseling)

High School Administration space includes both reimbursable and non-reimbursable space per MSBA guidelines. Spaces listed below are reimbursable unless specifically noted otherwise.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
General Office / Waiting Room with Toilet	~~**698**~~ **798**	1	~~**698**~~ **798**	Space to accommodate **(4)** workstations **total for** Admin Ass'ts
~~**Teachers' Mail and Time Room**~~	~~**100**~~	~~**1**~~	~~**100**~~	Function will be located within the Copy Room
Copy Room	200	1	200	
Records Room	200	1	200	
Principal's Office with Conference Area	250	1	250	
Assistant Principal's Office - AP1	150	1	150	
Assistant Principal's Office - AP2	150	1	150	
Assistant Principal's Office - AP3	150	1	150	Non-reimbursable
Assistant Principal's Office - AP4	150	1	150	Non-reimbursable
Supervisory / Spare Office	120	1	120	
Conference Room	450	1	450	
Teachers' Work Room	698	1	698	
Dean of Student Success Office	150	1	150	Non-reimbursable
Campus / Security Monitor	~~**150**~~ **100**	1	~~**150**~~ **100**	Size of space reduced given adjacency to the General Office.
School Resource Officer	~~**150**~~ **100**	1	~~**150**~~ **100**	Size of space reduced given it is for one occupant and they spend much of their time out and around the school

Program Efficiencies & Plan Diagram / High School Administration (non-Counseling)

High School Administration space includes both reimbursable and non-reimbursable space per MSBA guidelines. Spaces listed below are reimbursable unless specifically noted otherwise.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
~~**CTE Reception / Waiting**~~	~~**250**~~	~~**1**~~	~~**250**~~	Non-reimbursable. No need for separate CTE reception waiting. CTE Admin Ass't workstation has been added to the General Office.
CTE Executive Director	250	1	250	Non-reimbursable
CTE Conference Room	~~**450**~~ **250**	1	~~**450**~~ **250**	Non-reimbursable. Size of this conference room reduced so there is one large and one medium sized room within the admin suite.
CTE Office	150	2	300	Non-reimbursable
Paraprofessional Workroom	300	1	300	Non-reimbursable
Phone Booth	40	~~**4**~~ **2**	~~**160**~~ **80**	Non-reimbursable. Reduce quantity by two.
Driver's Education	150	1	150	Non-reimbursable

Recommendation: Make the adjustments to the High School Administration Spaces noted above. These recommendations result in an overall reduction of 630 net square feet.

Program Efficiencies & Total Project Cost Reduction Summary

	Gross Floor Area	Estimated Total Project Cost
9.22.26 - Proposed Building with Accepted Program Efficiencies	570,286 GSF	$748,777,410 *
Reduction with All Recommended Program Efficiencies presented Tonight	(2,409) GSF	($2,624,000)
10.06.26 - Proposed Building with All Recommended Program Efficiencies	**567,877 GSF**	**$746,153,410**

**Proposed building after accepted efficiencies at 9.10.26 SBC meeting includes the following:*

- High School and Vocational Programming (17 existing and 2 new CTE programs)
- 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

Efficiencies & Programming Process Results to Date

MILESTONE	DATE	GROSS SF	EST. PROJECT COST	EST. TOTAL SAVINGS FROM PSR BASELINE	CATEGORIES REDUCED
PSR Submission	6/25/2026	608,792	$794,367,410	N/A	N/A
SBC Meeting	8/25/2026	588,516	$768,577,410	$25,790,000	No High Rise Code, MCM, Community Partner Rentals, Community Meeting Space, Health/PE, Auditorium
SBC Meeting	9/10/2026	585,816	$765,677,410	$28,690,000	MEEP, Curtis Tufts
SBC Meeting	9/22/2026	570,816	$748,777,410	$45,590,000	General Classroom size, Ch. 74 spaces
SBC Meeting	10/6/2026	567,877	$746,153,410	$48,214,000	MFN, Central Office, Ch. 74 spaces, Teen Health Center, HS Admin

Total Project Cost Reduction Summary

	Gross Floor Area	Estimated Total Project Cost
10.06.26 - Proposed Building with Accepted Program Efficiencies	567,877 GSF	$746,153,410
HVAC System - AtWHP Credit vs. Full Geothermal		($53,771,000)
PV System – Initial Added Costs to Support PPA		$7,480,000
10.06.26 - Proposed Building with All Recommended Program Efficiencies & MEP System Recommendations	**567,877 GSF**	**$699,862,410 ***

**Proposed building after accepted efficiencies at 10.06.26 SBC meeting includes the following:*

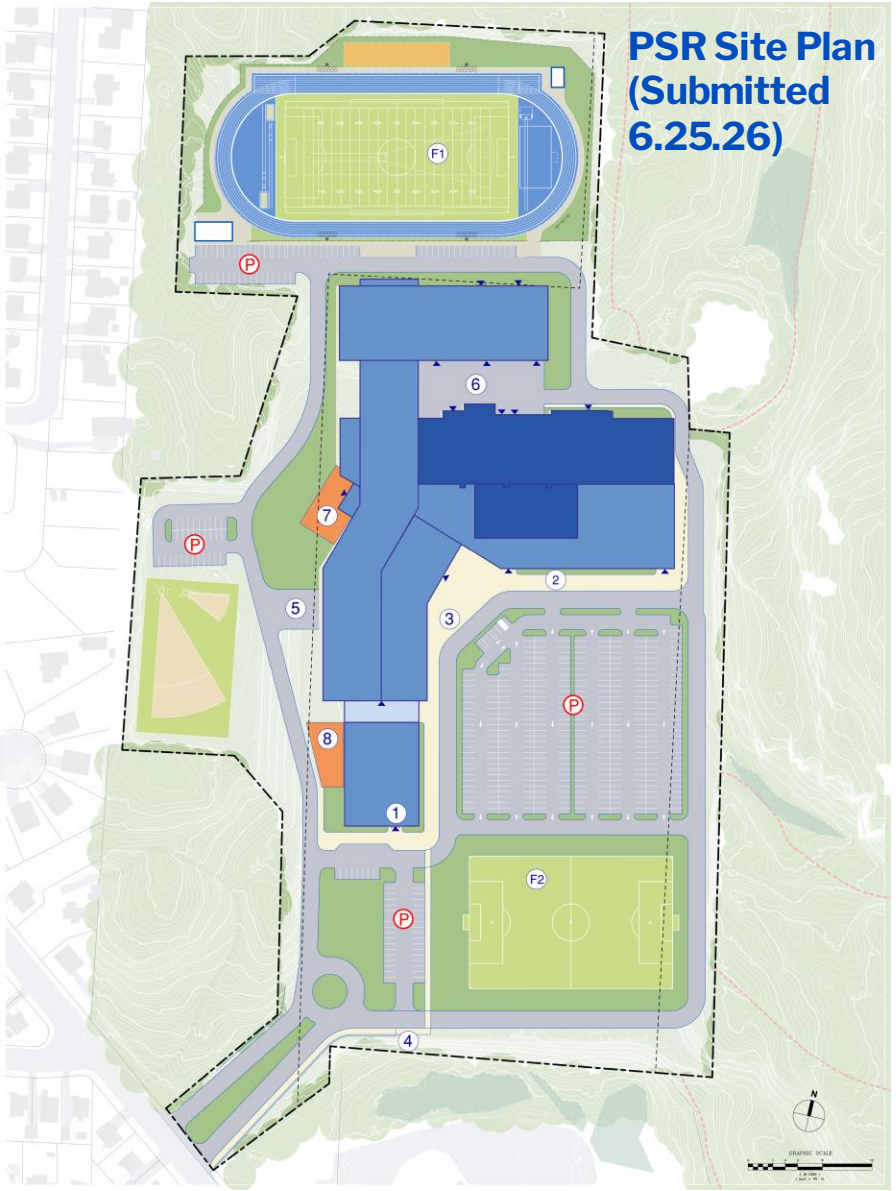
- High School and Vocational Programming (17 existing and 2 new CTE programs)
- Curtis Tufts
- Central Office/Welcome Center
- Kids Corner
- MFN
- MEEP Pre-K Consolidation
- Pool as currently designed
- 750 seat auditorium
- Teen Health Center, Community Rental Educational Space, Medford Community Media Office Space
- All-Electric Air-to-Water Heat Pump HVAC System (no geothermal)
- 100% NZE PV System via a Power Purchase Agreement (PPA)
- No Mass Timber
- No Deck Over Parking
- No Secondary Access Permitting/Construction Cost

Review Project Alternates for Parking & Athletic Fields

PARK1 - Replace at-grade/surface parking with single story deck-over parking with synthetic turf field above (1 Level)	$	89,759,998
PARK2 - Replace at-grade/surface parking with single story deck-over parking with synthetic turf stadium (bleachers, track and football) above	$	91,478,654
PARK 3 - Replace at-grade/surface parking with field over decked parking (2.5 levels)	$	77,214,273

SD Design Review / Site Plan Update

PSR Site Plan (Submitted 6.25.26)



LEGEND

- MAIN ENTRANCE
- BUILDING ENTRANCE
- SITE BOUNDARY
- DEED RESTRICTION
- FELLS TRAIL
- NEW ADDITION MASS
- RENOVATED MASS
- 1 EARLY CHILDHOOD ENTRANCE
- 2 HIGH SCHOOL DROP OFF
- 3 MBTA/SCHOOL BUS DROP OFF
- 4 PEDESTRIAN ACCESS
- 5 LOADING
- 6 CTE COURTYARD
- 7 OUTDOOR DINING
- 8 PLAY SPACE
- 9 CURTIS TUFTS ENTRANCE
- F1 TRACK AND SYNTHETIC TURF FIELD
- F2 MULTI-SPORTS SYNTHETIC TURF FIELD
- F3 NATURAL TURF PRACTICE FIELD
- P PARKING (477 SPOTS)

SD Site Plan (Current on 10.6.26)



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Consider Previously Tabled Space Efficiency Proposals

The following slides are from prior full committee presentations where the SBC voted to accept the noted modifications to the space summary, which were reviewed by category.

*Committee Members may make a motion to **discuss** any spaces in Appendix A, "Space Proposals Not Yet Adopted. "*

*Upon acceptance, a further motion must be made to **make** any changes to the Space Summary.*

SD Programming / Medical / Nurse's Suite *[reviewed at 07/22/26 SBC Meeting]*

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

- Note:

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

SD Programming / Counseling *[reviewed at 07/22/26 SBC Meeting]*

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

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

SD Programming / Custodial & Maintenance *[reviewed at 07/22/26 SBC Meeting]*

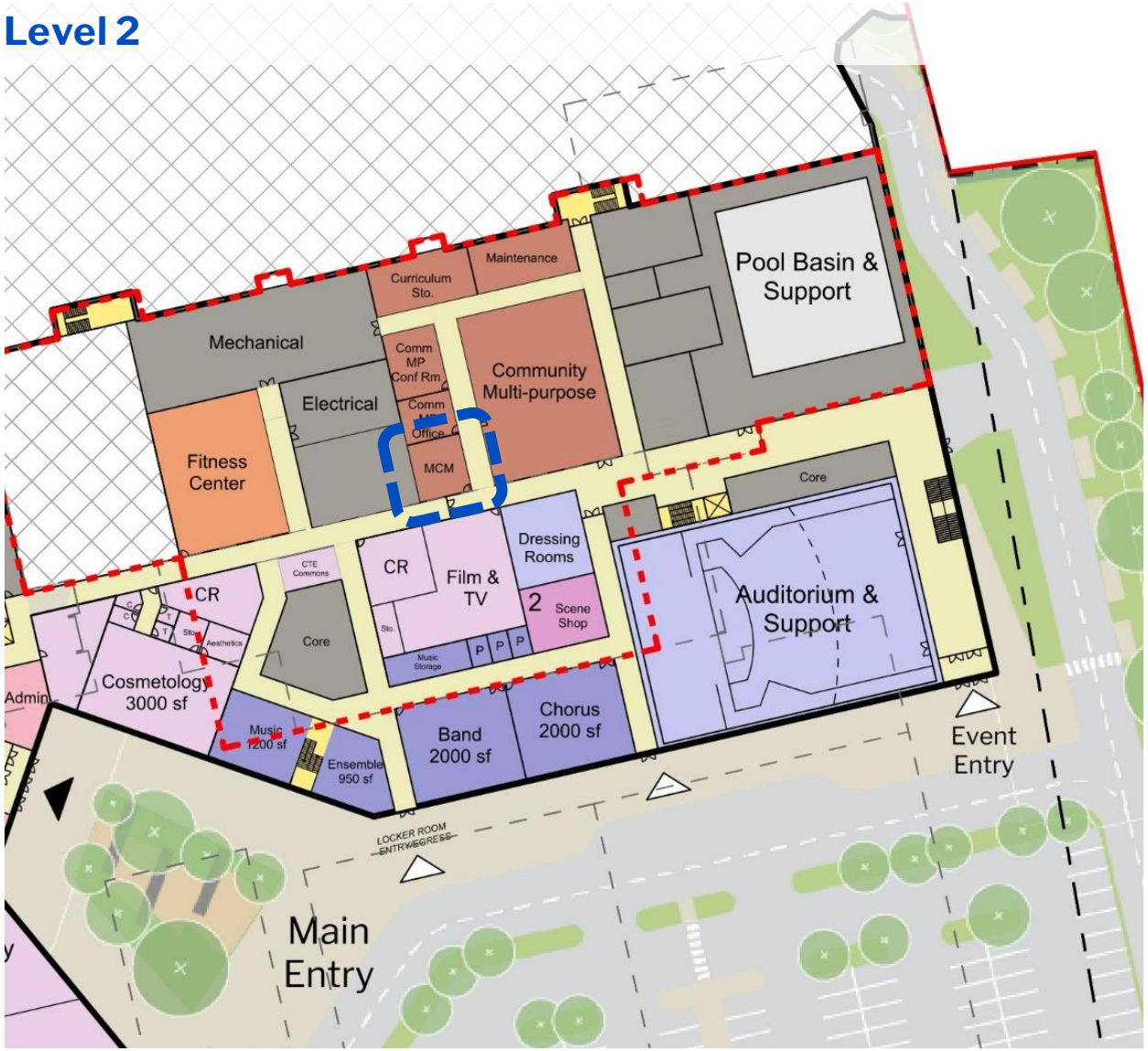
ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Custodian's Office	150	1	150	
Custodian's Workshop	250	1	250	
Custodian's Storage	375	1	375	
Recycling Room / Trash	400	1	400	
Receiving and General Supply	499	1	499	
Storeroom	798	1	798	
Network / Telecom Room	200	1	200	
Technology Support Office	150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

- Note:

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

Program Efficiencies & Plan Diagram / Medford Community Media *[reviewed at 08/25/26 SBC Meeting]*

Level 2



The space summary currently provides for a separate facility for MCM.

» Today, MCM operates in a shared space with MHS' Film and Television Production CTE Program. MCM operates outside of school hours.

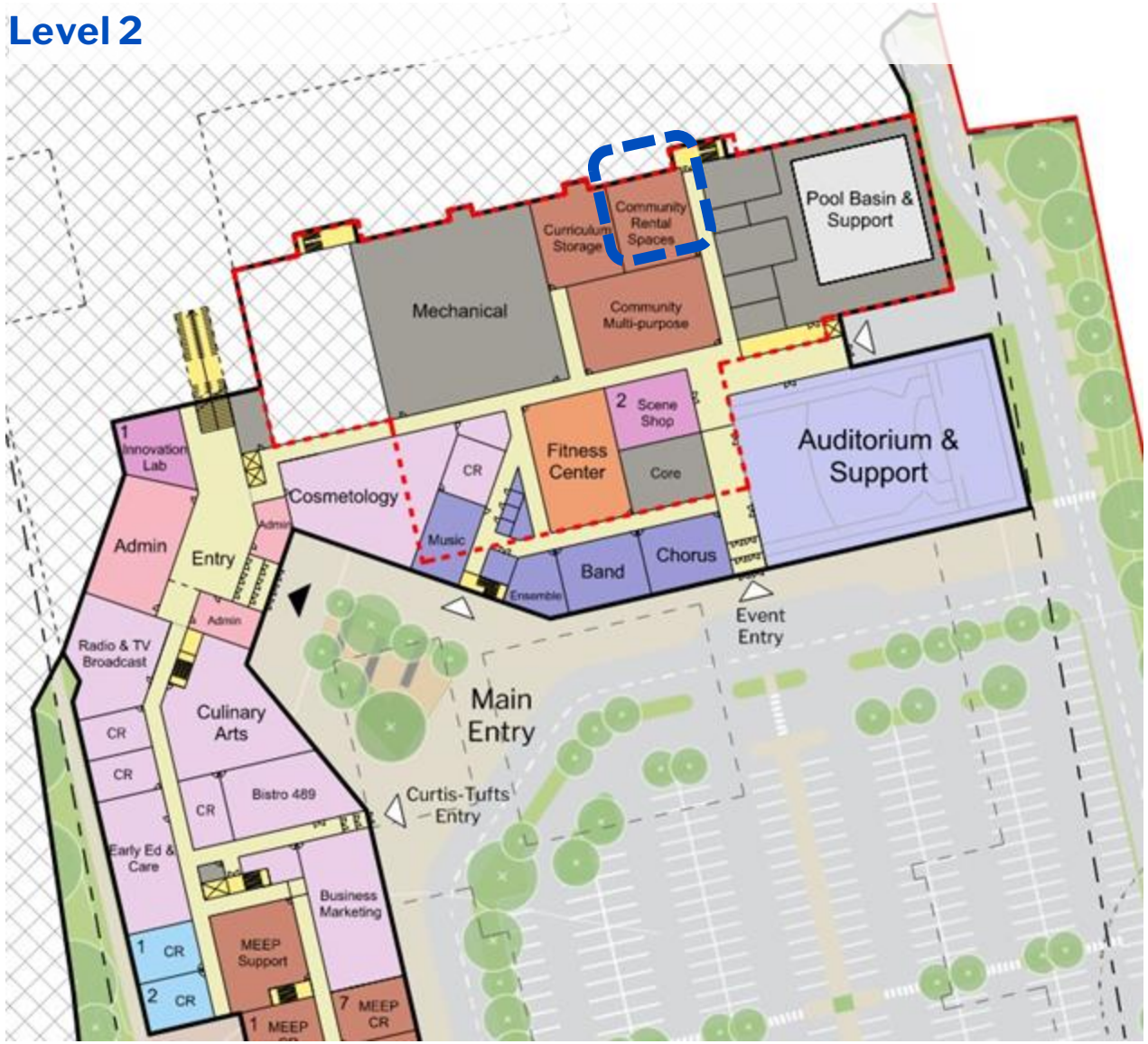
ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Open Office	120	1	120	
Studio	~~**1,200**~~	~~**1**~~	~~**1,200**~~	**Eliminate.** MCM will use CTE Film & TV program's studio
Control Booth	~~**200**~~	~~**1**~~	~~**200**~~	**Eliminate.** MCM will use CTE Film & TV program's control booth
Playback Room	100	1	100	
Edit Room	100	1	100	
Storage	100	1	100	

Recommendation: Eliminate space from the program as noted above (1,400 net square feet) that would have provided for a separate MCM facility. After reviewing the plans with the team, the Mayor, MCM and the MPS leadership, we feel confident that the current shared model will continue to work for all parties and reduce the costs associated with constructing a separate, non-reimbursable facility.

Program Efficiencies & Plan Diagram / Community Partner Rental Spaces

[reviewed at 08/25/26 SBC Meeting]

Level 2



The space summary currently provides for educational spaces for the Japanese Language School (JLS), as well as dedicated storage space for other Community Partners.

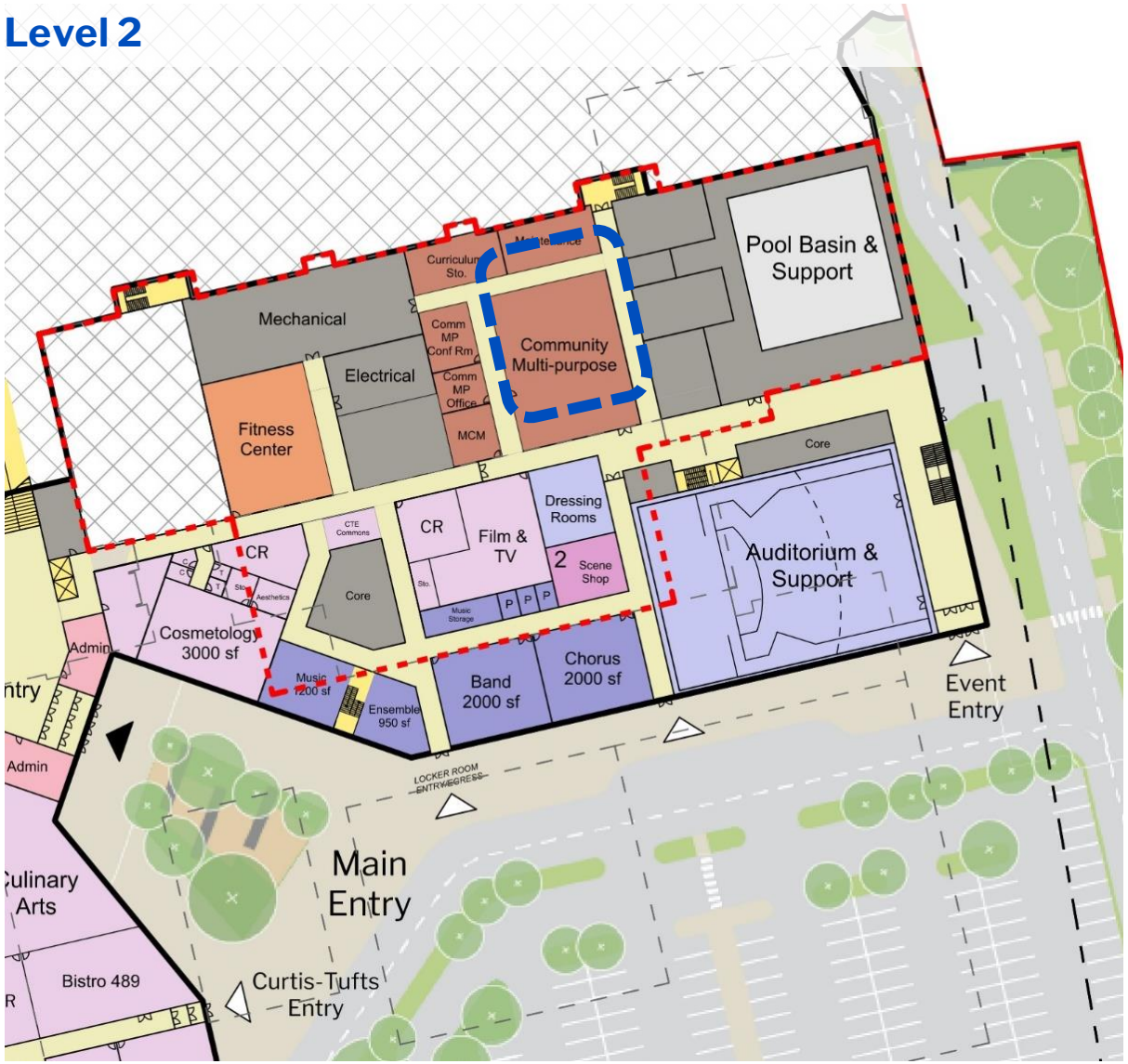
ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
JLS Educational Prep Space	150	1	150	**Additional study required.**
JLS Educational Library Space	1,700	1	1,700	**Additional study required.**
Storage	~~**160**~~	~~**1**~~	~~**160**~~	**Eliminate.**
Storage	~~**750**~~	~~**1**~~	~~**750**~~	**Eliminate.**

Recommendation: Eliminate space from the program as noted above (910 net square feet) that aligns with the School Committee direction. On 7/20/2026, the School Committee (as overseers of how District buildings are used by the public) voted to discontinue the practice of providing dedicated proposed Storage Space for Community Partner Rentals. This will not change the availability of our schools as rental spaces per the rental program.

Additional study will be conducted by the School Committee regarding the potential to create purpose-built space for non-school, non-district and non-City of Medford programs within a public facility.

Program Efficiencies & Plan Diagram / Community Meeting Spaces and Language Lab

[reviewed at 08/25/26 SBC Meeting]



The space summary currently provides for dedicated Community Multipurpose spaces. School and District leadership have reviewed and approved a flexible space sharing model for these programs.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Community Multipurpose Space	~~**4,400**~~	~~**1**~~	~~**4,400**~~	**Eliminate.**
Community Multipurpose Office	~~**500**~~	~~**1**~~	~~**500**~~	**Eliminate.**
Community Multipurpose Conference	~~**730**~~	~~**1**~~	~~**730**~~	**Eliminate.**
Language Lab	~~**1,200**~~	~~**1**~~	~~**1,200**~~	**Eliminate. (In Core Academic space category)**

<u>Recommendation</u>: Eliminate areas from the program as noted above (6,830 net square feet) that would have provided dedicated Community Multipurpose Space and a Language Lab. These program functions will instead be provided by locating the two Large Group Instruction (LGI) spaces next to each other, with an operable partition between them that allows the space to become a larger community meeting space. The LGI spaces will also be in proximity to the Community Entrance so this space can be used by the Medford community during the school day if it is not scheduled for high school use. Support functions will similarly take place in shared facilities vs. in dedicated office and conference spaces. Language Lab functionality will also be provided in the LGI spaces.

Program Efficiencies & Plan Diagrams / PE & Health / Athletics / Pool *[reviewed at 08/25/26 SBC Meeting]*

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS/ RECOMMENDATIONS
Gymnasium	29,305	1	29,305	15,000 nsf of the Gym is reimbursable.
PE Alternatives				
Gymnastics Gym	4,100	1	4,100	Reimbursable area to be determined by MSBA with SD submission.
Fitness Center/ Weight Training	3,237	1	3,237	Reimbursable area to be determined by MSBA with SD submission.
Yoga/ CPR	**~~625~~**	**~~1~~**	**~~625~~**	**Eliminate.** Can occur in a Classroom, Gymnasium, or Multipurpose area/ room as part of Fitness Center.
Batting Cage	4,472	1	4,472	Space to be used for pool spectating again. Viability study for flexible use of space for spectating and batting cages are currently being conducted. Reimbursable area to be determined by MSBA with SD submission.
Gym Storeroom	656	1	656	
Locker Rooms - Boys and Girls with Toilets	**~~3,906~~ 3,400**	**2**	**~~7,812~~ 6,800**	**Reduce to 6,800 total nsf.** Multiple showers not needed. (30) PE lockers per gender. Fully reimbursable.
PE Storage	500	1	500	Fully reimbursable.
Athletic Director's Office	175	1	175	150 nsf is reimbursable.
Health Instructor's Office with Shower and Toilet	250	2	500	250 nsf (1 Health Instructor's Office) is reimbursable. Two rooms provided for gender equity.
Trainer's Room	600	1	600	Not reimbursable.
Athletic Director's Admin. Assistant	100	1	100	Not reimbursable.
Pool				Not reimbursable.
Pool	8,787	1	8,787	
Boys Locker Room	970	1	970	
Girls Locker room	1,230	1	1,230	
Pool Storage	604	1	604	

Recommendation: Eliminate and reduce areas from the program as noted (1,637 net square feet total) that right-size the locker rooms and eliminate the dedicated Yoga/CPR room. These proposed changes have been reviewed and approved by School and District Leadership, as Yoga and CPR instruction can occur in other spaces, and the desired locker program can still be met using the reduced locker room area.

Program Efficiencies & Plan Diagram / Auditorium & Drama *[reviewed at 08/25/26 SBC Meeting]*

Level 2



The space summary currently provides for an Auditorium that contains 1,000 seats, which requires 10,000 net square feet.

ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Auditorium	~~**10,000**~~ **7,500**	**1**	~~**10,000**~~ **7,500**	**Reduce to 7,500 sf.** 750 seats meets Educational Plan and MHS requirements, and is fully reimbursable by MSBA
Stage	2,500	1	2,500	
Auditorium Storage	500	1	500	
Make-up / Dressing Rooms	200	3	600	Includes (1) all-gender room
Controls / Lighting / Projection	200	1	200	
Scene Shop	800	1	800	(under Technology / Engineering Rooms)

<u>Recommendation</u>: Reduce area from the program as noted above (2,500 net square feet) to provide an Auditorium that contains 750 seats. School and District leadership have reviewed and approved this reduction in seating quantity within the Auditorium, as it will still provide the ability to have 2 full classes of students for assemblies, which was identified as a primary programmatic requirement.

Program Efficiencies & Plan Diagrams / Art & Music *[reviewed at 08/25/26 SBC Meeting]*

Level 2

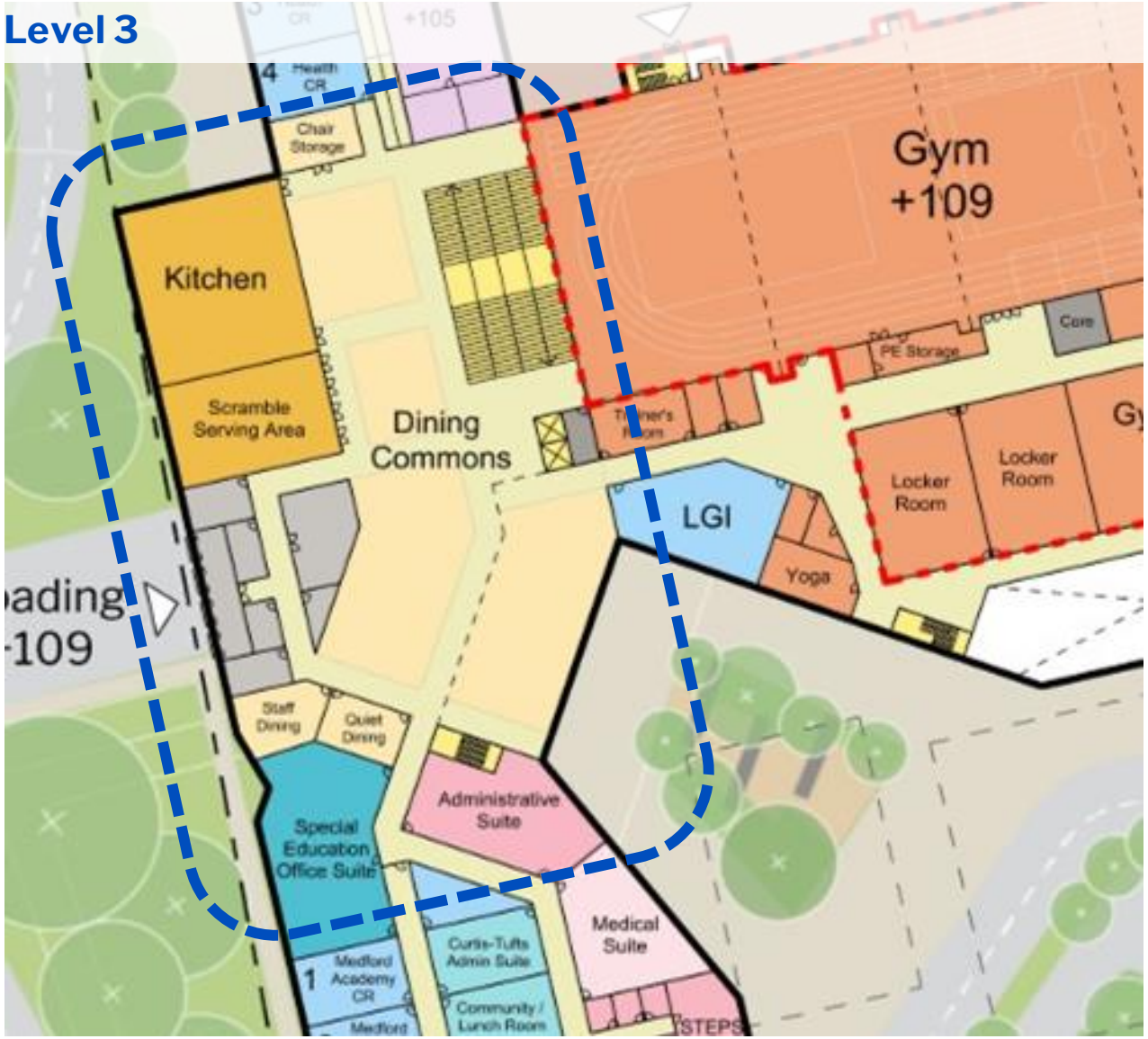


ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS
Art Classroom	1,200	3	3,600	
Art Workroom with Storage and Kiln	150	3	450	
Band	2,000	1	2,000	
Chorus / Orchestra	2,000	1	2,000	
Ensemble	950	1	950	Guitar and other small group ensemble
Music Practice	75	3	225	
Music Storage	500	1	500	
Music Classroom	1,200	1	1,200	Gen. Music, MIDI/ piano instruction
Digital Art/ Photography Lab	**~~1,440~~ 1,200**	**1**	**~~1,440~~ 1,200**	**Reduce to 1,200 sf.** Remove Darkroom component.

Recommendation: Reduce area from the program as noted above (240 net square feet), eliminating the traditional darkroom component from the Digital Art/Photo Lab space. School and District leadership have reviewed and approved this adjustment to the photography program planned for the new building, as the envisioned curriculum will focus exclusively on digital photography to align with industry trends.

Program Efficiencies & Plan Diagram / Dining & Food Service *[reviewed at 09/10/26 SBC Meeting]*

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.

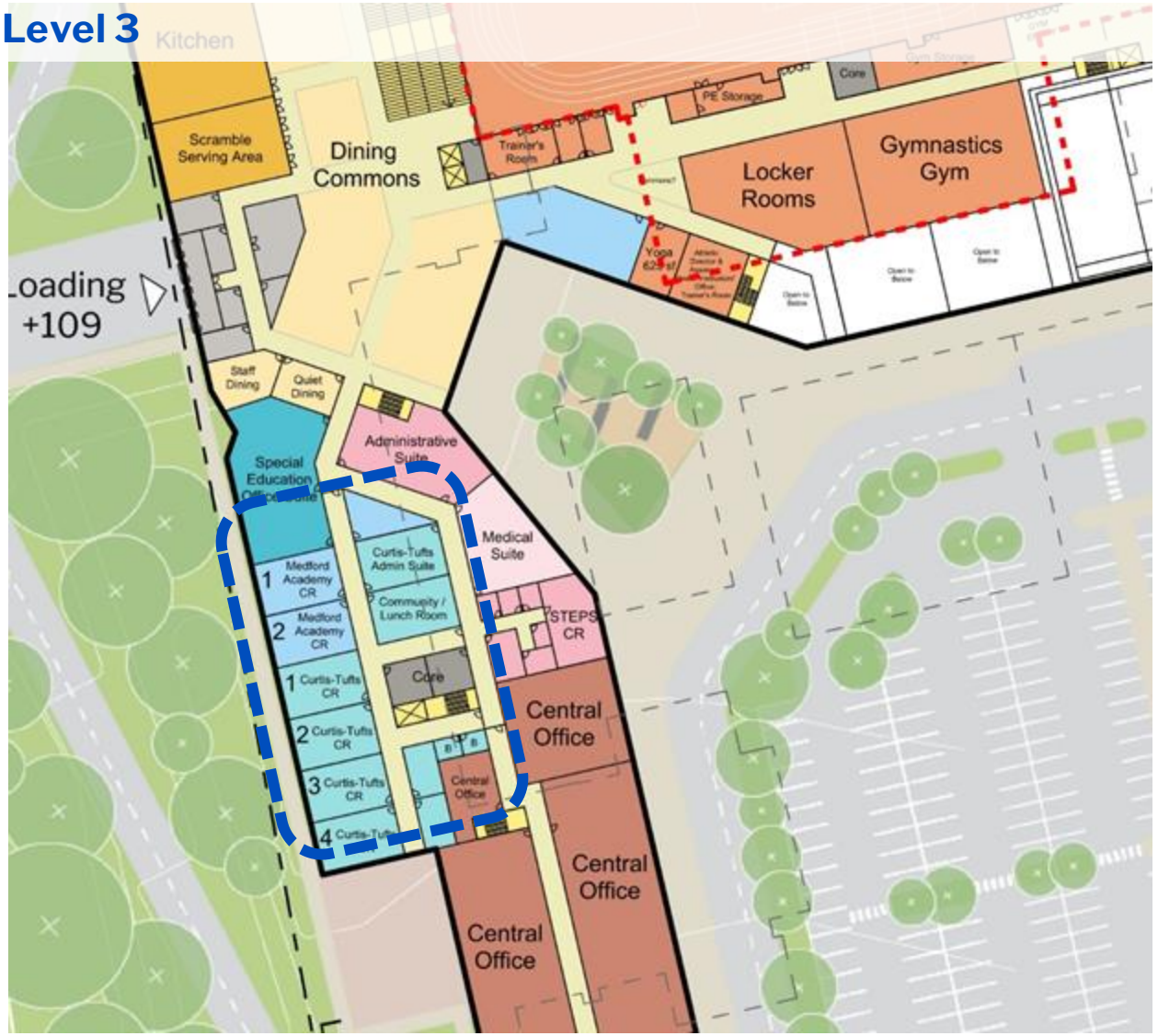
ROOM TYPE	ROOM NFA	# OF ROOMS	AREA TOTAL	COMMENTS / REDUCTIONS
Cafeteria / Dining	6,575	1	6,575	Based on 3 lunch seatings. 400 NSF shifted to Quiet Cafeteria.
Chair / Table Storage	499	1	499	
Scramble Serving Area	2,250	1	2,250	1,650 NSF not reimbursable
Kitchen	3,295	1	3,295	600 NSF not reimbursable
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

<u>Recommendation</u>: 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

[reviewed at 09/10/26 SBC Meeting]

Level 3



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	

Recommendation: 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

[reviewed at 09/10/26 SBC Meeting]

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 & Plan Diagram / Core Academic Spaces *[reviewed at 09/22/26 SBC Meeting]*

Level 4



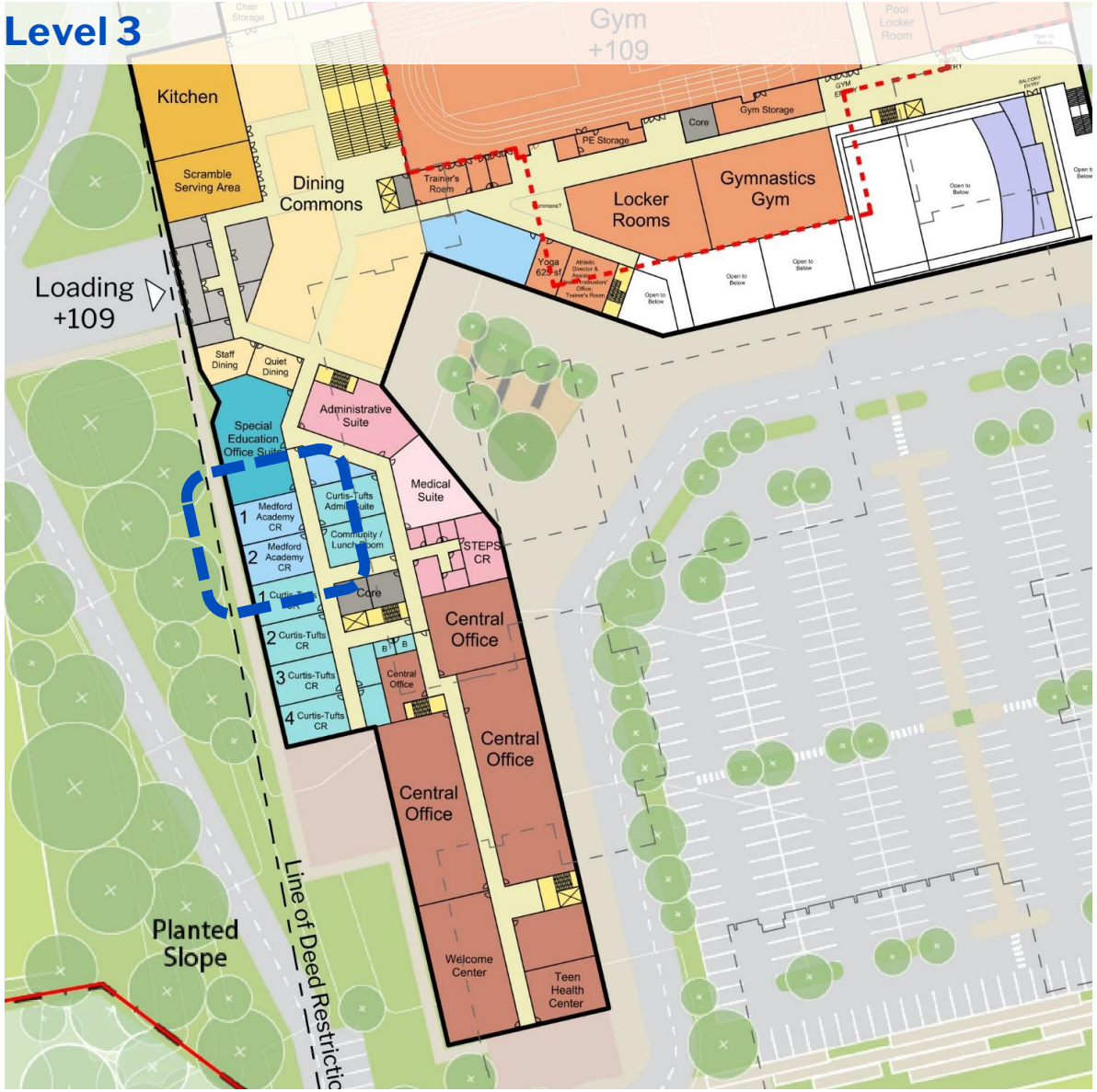
The program areas noted below are fully reimbursable by MSBA, except where noted. Non-reimbursable space is permissible by the MSBA per their PSR report review.

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 *[reviewed at 09/22/26 SBC Meeting]*

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 *[reviewed at 09/22/26 SBC Meeting]*

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

[reviewed at 09/22/26 SBC Meeting]

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 *[reviewed at 09/22/26 SBC Meeting]*

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 *[reviewed at 09/22/26 SBC Meeting]*

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	

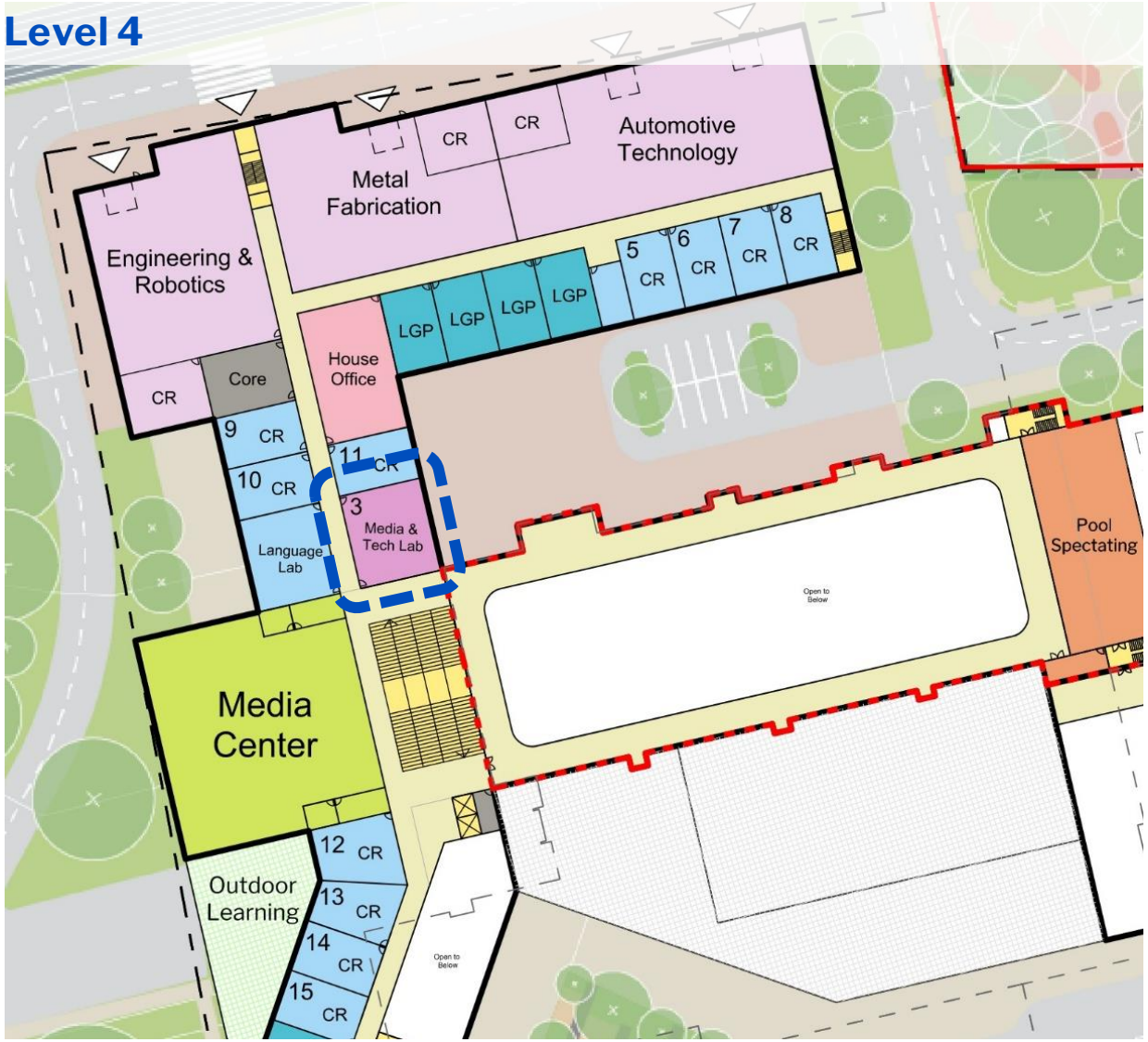
Program Efficiencies & Plan Diagram / Chapter 74 CTE Spaces *[reviewed at 09/22/26 SBC Meeting]*

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 *[reviewed at 09/22/26 SBC Meeting]*

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 / Media Center *[reviewed at 09/22/26 SBC Meeting]*

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.

Adjournment

Upcoming MCHSBC & Community Meetings

TBD MCHSBC Meeting Review of Curtis Tufts Study

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

11/19 Community Meeting #7 Project Updates

12/14 MCHSBC Meeting Review of Schematic Design Estimating Package