ATTACHMENT B
MODULE 3 – PREFERRED SCHEMATIC SPACE SUMMARY REVIEW

District: City of Medford
School: Medford High School
Owner's Project Manager: Leftfield, LLC
Designer Firm: Symmes Maini & McKee Associates, Inc.
Submittal Due Date: June 25, 2026
Submittal Received Date: June 25, 2026
Review Date: June 25, 2026 – July 28, 2026
Reviewed by: J. Adams, V. Dagkalakou, C. Forde, C. Alles

The Massachusetts School Building Authority (the "MSBA") has completed its review of the proposed space summary of the preferred alternative as produced by Symmes Maini & McKee Associates, Inc. and its consultants. This review involved evaluating the extent to which the Medford High School's proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students.

Additionally, the MSBA recognizes the benefits and the challenges associated with saving or renovating existing spaces and may consider variations in the guidelines for renovation projects beyond those included below. Please note that any spaces in new construction or substantially renovated spaces must be compliant with MSBA space standards for both allotted area and room quantity unless otherwise approved in writing by the MSBA.

The following review is based on the submitted addition and renovation construction project option with an agreed upon design enrollment of 1,395 students in grades 9-12, plus Pre-kindergarten.

The MSBA review comments are as follows:

Please note that following receipt of the submittal, the MSBA received a revised space summary on July 1, 2026, which is the basis for the review comments below.

- **Core Academic** – The District is proposing a total of 80,205 net square feet ("nsf") which exceeds the MSBA guidelines by 11,825 nsf. The proposed area in

this category has decreased by 360 nsf since the Preliminary Design Program ("PDP") submittal. The District is proposing the following spaces:

- **General Classrooms –** The District is proposing (48) 950 nsf General Classrooms totaling 45,600 nsf, which exceeds the MSBA guidelines by (1) General Classroom and 3,300 nsf. Based on the information provided, the MSBA accepts this variation to the guidelines. Also, as the project further develops, please note and acknowledge that 825 nsf is the minimum and 950 nsf the maximum size for newly constructed classrooms in a high school.
- **Teacher Planning** – The District is proposing (10) 470 nsf Teacher Planning spaces, totaling 4,700 nsf, which meets the MSBA guidelines. No further action required.
- **Small Group Seminar –** The District is proposing (3) 500 nsf Small Group Seminar spaces, totaling 1,500 nsf, which meets the MSBA guidelines. No further action required.
- **Science Classroom / Lab** – The District is proposing (12) 1,440 nsf Science Classrooms/Labs, totaling 15,840 nsf, which meets the MSBA guidelines. No further action required.
- **Prep Room** – The District is proposing (6) 400 nsf Prep Rooms, totaling 2,400 nsf, which meets the MSBA guidelines. No further action required.
- **Central Chemical Storage Room** – The District is proposing (1) 200 nsf Central Chemical Storage Room, which meets the MSBA guidelines. No further action required.
- **Medford Academy – Classroom** – The District is proposing (2) 950 nsf Medford Academy Classrooms, totaling 1,900 nsf, which exceeds the MSBA guidelines. Based on the information provided, the MSBA accepts this variation to guidelines. No further action required.
- **Medford Academy – Workspace** – The District is proposing (1) 475 nsf Medford Academy Workspace, which exceeds the MSBA guidelines. Please note that the MSBA does not object to the District including this additional space in the project; however, all square footage associated with this space will be considered ineligible for reimbursement. Please acknowledge.
- **Language Lab** – The District is proposing (1) 1,200 nsf Language Lab, which exceeds the MSBA guidelines. Based on the information provided, the MSBA accepts this variation to guidelines. No further action required.
- **Academic Support Hub** – The District is proposing (2) 475 nsf Academic Support Hubs, totaling 950 nsf, which exceeds the MSBA guidelines. Based on the information provided, the MSBA accepts this variation to guidelines. No further action required.

- **Large Group Instruction** – The District is proposing (2) 2,000 nsf Large Group Instruction spaces, totaling 4,000 nsf, which exceeds MSBA guidelines. Please note that the MSBA does not object to the District including this additional space in the project; however, all square footage associated with this space will be considered ineligible for reimbursement. Please acknowledge.

- **Special Education** – The District is proposing a total of 31,105 nsf which exceeds the MSBA guidelines by 17,005 nsf. The proposed area in this category has decreased by 6,885 nsf since the PDP submittal. The District is proposing the following spaces:

  - **Breakout Room** – The District is proposing (10) 150 nsf Breakout Rooms, totaling 1,500 nsf, which exceeds the MSBA guidelines. In response to these review comments, please describe the anticipated adjacencies and scheduling of the proposed areas, as well as how these spaces will be supervised and staffed.

  - **Curtis-Tufts Therapeutic Day Program** – The information provided indicates that the District is including the "Curtis-Tufts Therapeutic Day Program" as part of the proposed Medford High School project. The District is proposing a total of 6,650 nsf, which exceeds the MSBA guidelines. The proposed area in this category has decreased by 490 nsf since the PDP submittal.

  Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education ("DESE"). The District should provide this information for this submittal with the Schematic Design Submittal. Formal approval of the District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA. Please acknowledge.

- **Art & Music** – The District is proposing a total of 10,925 nsf (9,480 nsf of new construction and 1,445 nsf of renovated space), which exceeds the MSBA guidelines by 2,725 nsf. The proposed area in this category has decreased by 225 nsf since the PDP submittal. Please note that the MSBA does not object to the District including this additional space in this category; however, all square footage exceeding the MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

- **Vocations & Technology (Non-Chapter 74 Programs)** – The District is proposing a total of 7,280 nsf (6,480 nsf of new construction and 800 nsf of renovated space), which is below the MSBA guidelines by 7,120 nsf. The proposed area in this category has decreased by 4,000 nsf since the PDP submittal. The District is proposing the following (4) Non-Chapter 74 Programs:

Non-Chapter 74 Programs	Total Proposed NSF
Digital Art / Photography Lab (new program)	1,440
Media & Technology Labs (existing program)	2,400

Innovation Lab	2,640
Scene Shop (existing program)	800
Total Proposed NSF	**7,280**

In response to these review comments, please confirm whether the proposed Innovation Lab represents a new or existing program.

- **Vocations & Technology (Chapter 74 Programs)** – The District is proposing a total of 103,245 nsf (101,495 nsf of new construction and 1,750 nsf of renovated space), which exceeds the MSBA guidelines. The proposed area in this category has decreased by 6,680 nsf since the PDP submittal. The District is proposing the following (15) existing Chapter 74 Programs and (4) new Chapter 74 Programs:

Proposed Chapter 74 Programs	**Total Proposed NSF**
(1) **Automotive Technology (existing program)**	**9,900**
Automotive Technology Shop	8,250
Automotive Technology Related Classroom	850
Automotive Technology Storage Room	300
Automotive Technology Tool Room	200
Automotive Technology Toilet Room	130
Automotive Technology Changing Area	170
(2) **Biotechnology (existing program)**	**5,690**
Biotechnology Shop	4,400
Biotechnology Related Classroom	850
Biotechnology Storage Room	300
Biotechnology Changing Area	140
(3) **Business Marketing (existing program)**	**2,900**
Business Marketing Shop	2,200
Business Marketing Mustang Mail Retail Area	500
Business Marketing Storage Room	200
(4) **Carpentry (existing program)**	**8,400**
Carpentry Shop	6,750
Carpentry Related Classroom	850
Carpentry Tool Room	200
Carpentry Storage Room	300
Carpentry Toilet Room	130
Carpentry Changing Area	170
(5) **Construction Craft Laborers (existing program)**	**8,100**
Construction Craft Laborers Shop	6,750
Construction Craft Laborers Related Classroom	850
Construction Craft Laborers Storage Room	300
Construction Craft Laborers Tool Room	200
(6) **Cosmetology (existing program)**	**4,750**
Cosmetology Shop	3,000
Cosmetology Related Classroom	950

Cosmetology Aesthetics Room	300
Cosmetology Storage Room	200
Cosmetology Toilet Room	130
Cosmetology Changing Area	170
(7) **Criminal Justice (new program)**	**3,250**
Criminal Justice Shop	2,200
Criminal Justice Related Classroom	850
Criminal Justice Storage Room	200
(8) **Culinary Arts (existing program)**	**9,775**
Culinary Arts Shop / Kitchen	5,625
Culinary Arts Related Classroom	850
Culinary Arts Toilet Room	130
Culinary Arts Changing Area	170
Culinary Arts Bistro 489	3,000
(9) **Dental Assisting (new program)**	**3,225**
Dental Assisting Shop	1,875
Dental Assisting X-Ray Room	150
Dental Assisting Sterilization Room	150
Dental Assisting Related Classroom	850
Dental Assisting Storage Room	200
(10) **Early Education and Care (existing program)**	**2,680**
Early Education and Care Shop	1,500
Early Education and Care Related Classroom	850
Early Education and Care Storage Room	200
Early Education and Care Toilet Room	130
(11) **Electricity (existing program)**	**8,400**
Electricity Shop	6,750
Electricity Related Classroom	850
Electricity Storage Room	300
Electricity Tool Room	200
Electricity Toilet Room	130
Electricity Changing Area	170
(12) **Engineering and Robotics (existing program)**	**6,050**
Engineering and Robotics Shop	4,400
Engineering and Robotics Related Classrooms	850
Engineering and Robotics Storage Room	300
Engineering and Robotics Tool Room	200
Engineering and Robotics Toilet Room	130
Engineering and Robotics Changing Area	170
(13) **Graphic Communications (existing program)**	**3,300**
Graphic Communications Shop	2,250
Graphic Communications Related Classroom	850
Graphic Communications Storage Room	200

(14) **Health Assisting (existing program)**	**6,925**
Health Assisting Shop	5,625
Health Assisting Related Classroom	850
Health Assisting Storage Room	150
Health Assisting Toilet Room	130
Health Assisting Changing Area	170
(15) **Information Systems (new program)**	**3,250**
Information Support Services & Networking Shop	2,200
Information Support Services & Networking Related Classroom	850
Information Support Services & Networking Storage Room	200
(16) **Metal Fabrication (existing program)**	**5,350**
Metal Fabrication Shop	4,000
Metal Fabrication Related Classroom	850
Metal Fabrication Storage Room	300
Metal Fabrication Tool Room	200
(17) **Plumbing/HVAC (new program)**	**3,600**
Plumbing Shop	2,250
Plumbing Related Classroom	850
Plumbing Storage Room	300
Plumbing Tool Room	200
(18) **Programming / Web Development (existing program)**	**3,250**
Programming / Web Development Shop	2,200
Programming / Web Development Related Classroom	850
Programming / Web Development Storage Room	200
(19) **Radio and Television Broadcasting (existing program)**	**3,550**
Radio and Television Broadcasting Shop	2,500
Radio and Television Broadcasting Related Classroom	850
Radio and Television Broadcasting Storage Room	200
CTE Commons	(3) x300
Total Proposed NSF	**103,245**

As part of the Schematic Design submittal, please relocate the (3) 300 nsf CTE Commons spaces to the 'Non-Programmed Spaces' category, while maintaining an overall grossing factor that does not exceed 1.50. Please acknowledge.

Please note that DESE and the MSBA will continue to work with the District to confirm agreement with the proposed Chapter 74 programs and monitor the proposed programs in subsequent submittals to confirm consistency with the District's pre-submission documentation and alignment with program and safety recommendations. Please acknowledge.

Additionally, an updated Chapter 74 Viability Form was not included with the PSR submittal. The MSBA requested the updated form on July 7, 2026.

- **Health & Physical Education** – The District is proposing a total of 63,673 nsf (2,000 nsf of new construction and 61,673 nsf of renovated space), which exceeds

the MSBA guidelines by 39,661 nsf. The proposed area in this category has increased by 31,786 nsf since the PDP submittal based on the District's decision to retain/renovate the existing 29,305 nsf Gymnasium, the 11,591 nsf associated with retaining/renovating the existing Natatorium and several other adjustments associated with existing square footage to be retained/renovated. Based on the design enrollment and class schedule as described in the educational program, the MSBA would participate in up to (1) additional 3,000 nsf Gymnasium station, resulting in MSBA participation of a 15,000 nsf Gymnasium. Square footage that exceeds a 15,000 nsf Gymnasium will be considered ineligible for reimbursement. Please acknowledge. For additional information, please refer to the attached memorandum regarding MSBA policies associated with gymnasium spaces exceeding the MSBA guidelines. Please acknowledge.

In addition, all costs and square footage associated with the existing Natatorium will be considered ineligible for reimbursement. Please acknowledge.

Also, please note that the MSBA will continue to evaluate other existing spaces to be renovated that support/contribute to the overall square footage of the Physical Education category of the space summary for alignment with the MSBA guidelines in subsequent submittals.

- **Media Center** – The District is proposing a total of 8,619 nsf which meets the MSBA guidelines. The proposed area in this category has not changed since the PDP submittal. No further action required.

- **Auditorium/ Drama** – The District is proposing a total of 13,800 nsf which exceeds the MSBA guidelines by 3,400 nsf. The proposed area in this category has not changed since the PDP submittal. Please note that the MSBA does not object to the additional square footage; however, all square footage exceeding the MSBA guidelines will be considered ineligible for reimbursement. Additionally, please refer to the attached memorandum regarding MSBA policies associated with auditorium spaces exceeding the guidelines. Please acknowledge.

- **Dining & Food Service** – The District is proposing a total of 14,068 nsf which exceeds the MSBA guidelines by 2,700 nsf. The proposed area in this category has not changed since the PDP submittal. Please note that the MSBA does not object to the District including this additional space in the project; however, all square footage exceeding the MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

- **Medical** A– The District is proposing a total of 1,660 nsf which exceeds the MSBA guidelines by 450 nsf. The proposed area in this category has not changed since the PDP submittal. Please note that the MSBA does not object to the District including this additional space in the project; however, all square footage exceeding the MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.

- **Administration & Guidance** – The District is proposing a total of 13,054 nsf which exceeds the MSBA guidelines by 7,841 nsf. The proposed area in this category has decreased by 1,210 nsf since the PDP submittal. Please note that the

MSBA will participate in (1) proposed 150 nsf School Resource Officer space and (1) proposed 150 nsf Campus/ Security Monitor space beyond guidelines; however, all additional square footage exceeding the MSBA guidelines in this category will be considered ineligible for reimbursement. Please acknowledge.

- **Custodial & Maintenance** – The District is proposing a total of 2,822 nsf which exceeds the MSBA guidelines by 151 nsf. The proposed area in this category has not changed since the PDP submittal. Please note that MSBA does not object to the District including this additional space in the project; however, all square footage exceeding the MSBA guidelines in this category will be considered ineligible for reimbursement. Please acknowledge.

- **Other** – The District is proposing a total of 55,405 nsf (45,515 nsf of new construction and 9,890 nsf of renovated space), which exceeds the MSBA guidelines. The proposed area in this category has decreased by 12,298 nsf since the PDP submittal. The District is proposing the following spaces:

    - **Clothing Closet** – The District is proposing (1) 200 nsf Clothing Closet space. Please note that the MSBA does not object to including this space; however, square footage associated with this space will be considered ineligible for reimbursement. Please acknowledge.

    - **Early Childhood Center** – The District is proposing a total of 2,130 nsf associated with Early Childhood Center spaces, which exceeds the MSBA guidelines. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.

    - **Medford Early Education Program ("MEEP")** – The District is proposing a total of 16,875 nsf associated with MEEP spaces, which exceeds the MSBA guidelines. The District is proposing the following spaces:

        - **Pre-Kindergarten Classrooms –** The District is proposing (11) 1,200 nsf Pre-Kindergarten Classrooms, totaling 13,200 nsf, which exceeds the MSBA guidelines. Based on the information provided, the MSBA accepts this variation to guidelines. As the project becomes further developed, please note and acknowledge that 1,100 nsf is the minimum size and 1,300 nsf is the maximum size for all newly constructed Pre-Kindergarten Classrooms.

        - **MEEP Support Spaces** – The District is proposing a total of 3,675 nsf associated with MEEP support spaces, which exceeds the MSBA guidelines. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.

    - **Kids Corner Preschool** – The District is proposing a total of 6,550 nsf associated with Kids Corner Preschool spaces, which exceeds the MSBA

guidelines. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.

- **Medford Family Network ("MFN")** – The District is proposing a total of 3,115 nsf associated with MFN spaces, which exceeds the MSBA guidelines. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.
- **Central Office** – The District is proposing a total of 11,015 nsf associated with Central Office spaces, which exceeds the MSBA guidelines. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.

  Please also refer to the attached MSBA Guidance for Central Administration, Field House, and Natatorium Components (Project Advisory 96) regarding MSBA policies associated with Central Offices.
- **Welcome Center** – The District is proposing a total of 9,480 nsf associated with Welcome Center spaces. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.
- **Teen Health Center** – The District is proposing a total of 1,460 nsf associated with Teen Health Center spaces. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.
- **Medford Community Media** – The District is proposing a total of 1,820 nsf associated with Medford Community Media spaces. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.
- **Community Partner Rental Spaces –** The District is proposing (1) 2,760 nsf Community Partner Rental Space. Please note that the MSBA does not object to including this space; however, square footage associated with this component will be considered ineligible for reimbursement. Please acknowledge.

- **Non-Programmed Spaces** – Please note this section must be completed as part of the Schematic Design submittal. Please acknowledge.
- **Total Building Net Floor Area** – The District is proposing to provide a total of 405,861 nsf (330,303 nsf of new construction and 75,558 nsf of renovated spaces), which exceeds the MSBA guidelines by 237,288 nsf, The proposed area has increased by 128 nsf since the PDP submittal. Please address the comments

provided in the categories above as part of the District's response to these comments.

- **Total Building Gross Floor Area** – The District is proposing to provide a total of 608,792 gross square feet ("gsf") (489,925 gsf of new construction and 118,867 gsf of renovated space), which exceeds the MSBA guidelines by 355,932 gsf, with an overall grossing factor of 1.50. The proposed area has increased by 1,542 gsf since the PDP submittal. Please address the comments provided in the categories above as part of the District's response to these comments.

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.