Medford High School

Schematic Design

Exterior and Interior Design

Advisory Team Meeting

Meeting #4

10/27/2026



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LeftField

THE RIGHT CHOICE IN PROJECT MANAGEMENT

Welcome and Introductions



Exterior and Interior Design / Team Intro



Matt Rice
Principal-in-Charge



Helen Fantini
Project Manager



Michael Pardek
Architect



Michael Reid
Architect



Sarah Long
Interior Designer



Soala Ajienka
Architectural Designer

Project Timeline and Construction Phasing Approach

TODAY

MSBA Approval
April 2027

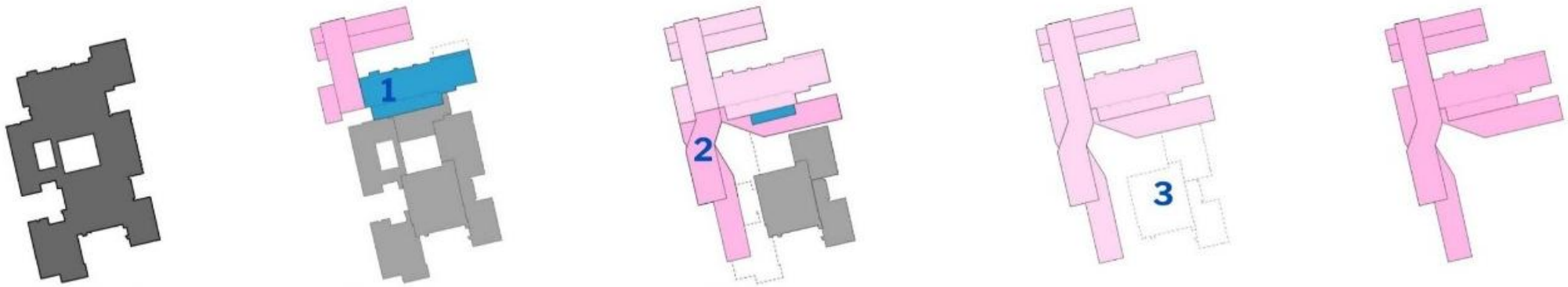
City Vote
June 8, 2027

2026 | 2027 | 2028 | 2029 | 2031 | 2032 | 2033 | 2034

Feasibility Study	Schematic Design	Approvals	Design Development	Construction Documents	Bid / Construction
10/2025—6/2026	*8/2026—4/2027*		*6/2027—6/2028*	*7/2028—5/2029*	*6/2028—7/2033 (building) Sitework complete 2034*

1 2 3 4

Advisory Team Meetings



Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

SD Meeting #4 Agenda

- Welcome & Introductions
    - PDP- Goals and Values Recap (*the design drivers*)
    - Existing Building Legacy – New Narrative
    - Overall Design Concept – City and the Fells
        - Exterior Design
        - Main Entry & Heart of the School
        - Main Street & Collaboration Areas
    - Interior Design Approach & Materials

Exterior & Interior PDP Recommendations Recap

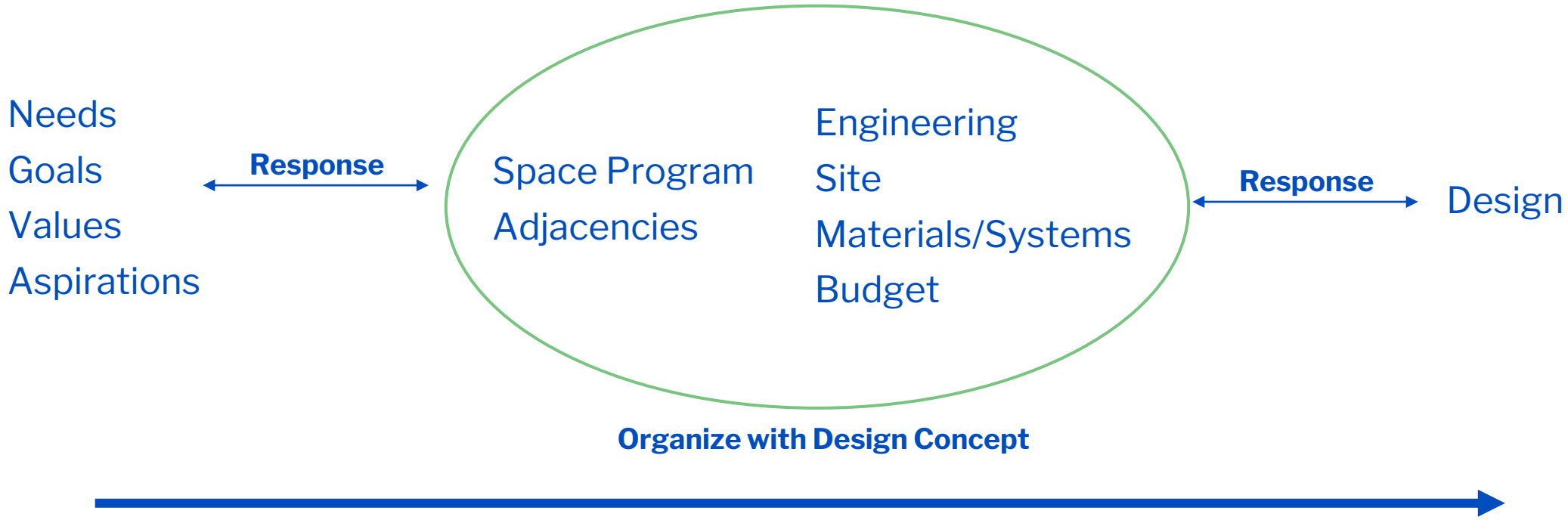
Design Goals & Values - Proposed PDP Recommendations

- Design should focus on **Medford's future**, not only it's past
- Materials should feel **modern** but also **warm** and welcoming
- Materials for interior and exterior should be **durable** and **timeless**
- Promote student **identity, pride and emotional well-being**
- **Roof terraces** are desired for both learning opportunities and event spaces
- Create Strong **indoor-outdoor connections**

Design Goals & Values - Proposed PDP Recommendations

- **Daylighting** and **views** are to be maximized
- Exterior **design should be rooted** in **Medford's landscape** and **geology**
- Medford High School should be a true **civic asset** and gathering place for the entire community, not just those who are part of the school system.
- **Foster democracy** and openness through offering diverse ways to exchange ideas and provide moments to unite.
- Design welcoming, **visible entrances**.
- Preserve and maximize **views to the Fells** and **Boston skyline** to support well-being and educational goals

Design Process



What connections exist between Medford's civic architecture and this project?











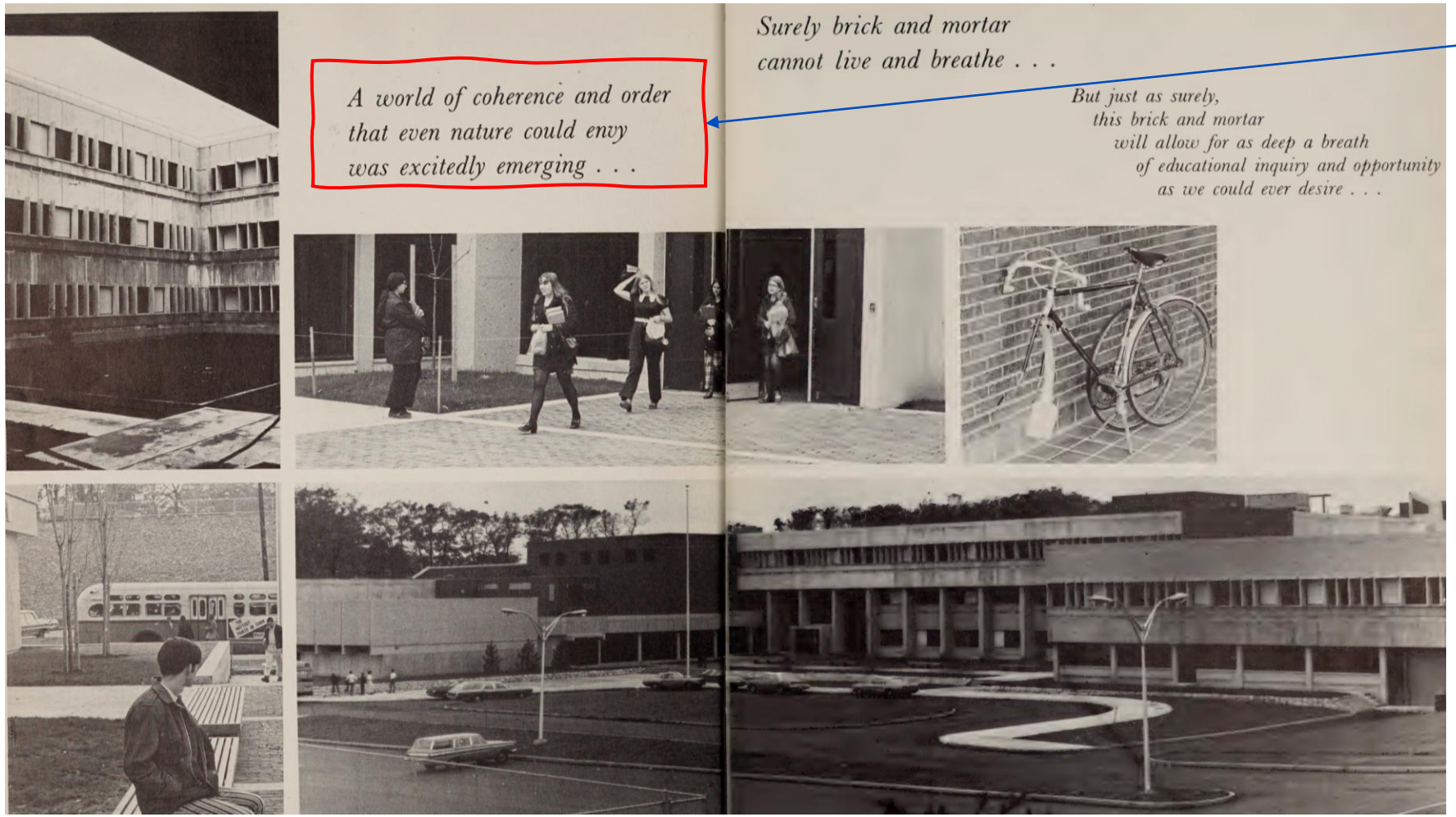






Design Concept

Existing School – Aspirational Design – Machine for Learning



Modernist Approach

- *Machine for learning*
- *Mechanistic Paradigm*
- Clean, Simple, Uniform
- “Heroic” Materials and forms

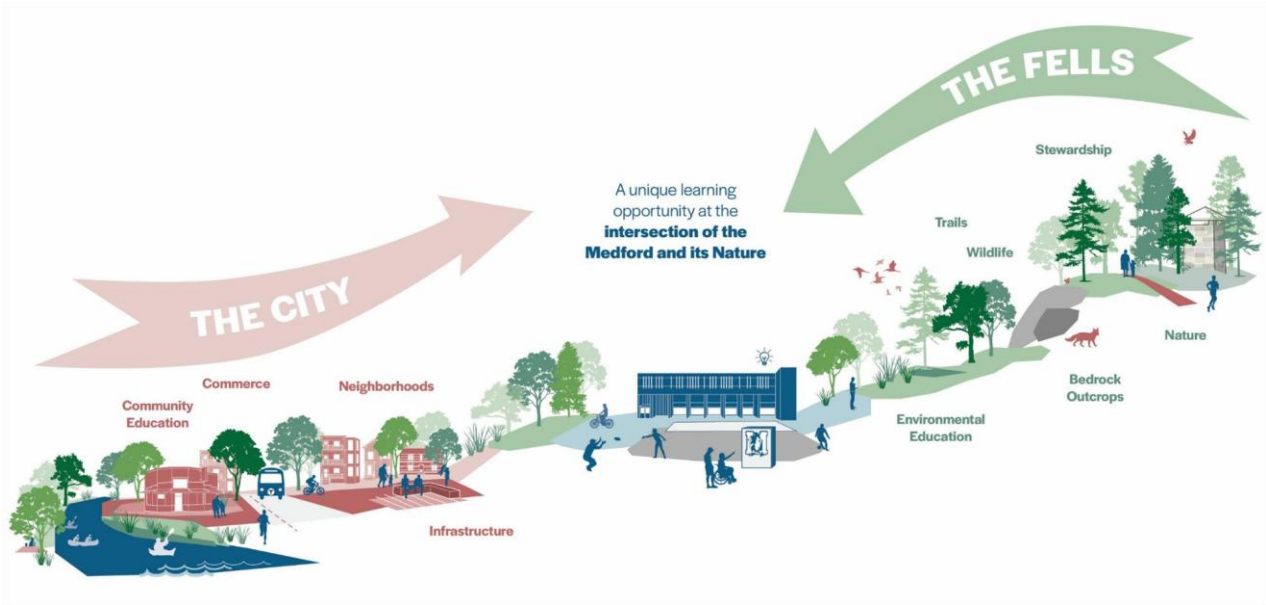


New School – Aspirational Design – Design Concept









School as Bridge
Intersection of City and Nature







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New School – Aspirational Design – Time to Create a New Narrative

Ecological Paradigm

Holistic Environment for Learning

- Ecological integrated model to replace the mechanistic model
- Create a site and building that is integrated with nature not apart from it
- **Create sense of Place**
  - Inclusive Identity
  - Integrated Learning
  - Community Gathering
  - Beauty and Pride
  - Timeless Design







New School – Aspirational Design – Design Concept - City and Fells



Why this Concept?

- **Provides a framework to address Goals and Vision**
- Reflects / Reinforces Educational Approach
- Creates transparency and openness
- Is a model for ecological integration – working with and drawing inspiration from Nature
- Promotes wellbeing

New School – Aspirational Design – Design Concept - City and Fells



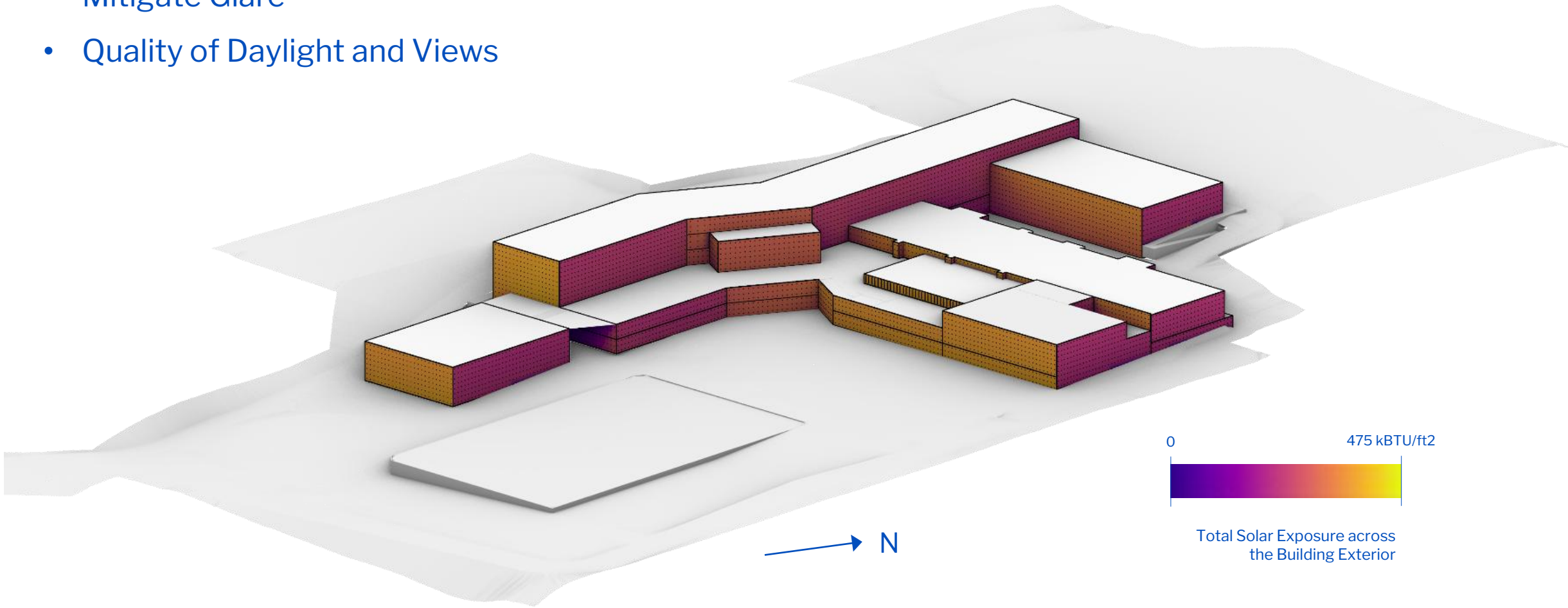
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Exterior Design

New School – Exterior Design – Design Drivers

Building Solar Orientation & Envelope Design

- Reduce Solar Heat Gain
- Mitigate Glare
- Quality of Daylight and Views



New School – Exterior Design – Design Drivers – Solar Orientation and Envelope

A – Base Case Scenario

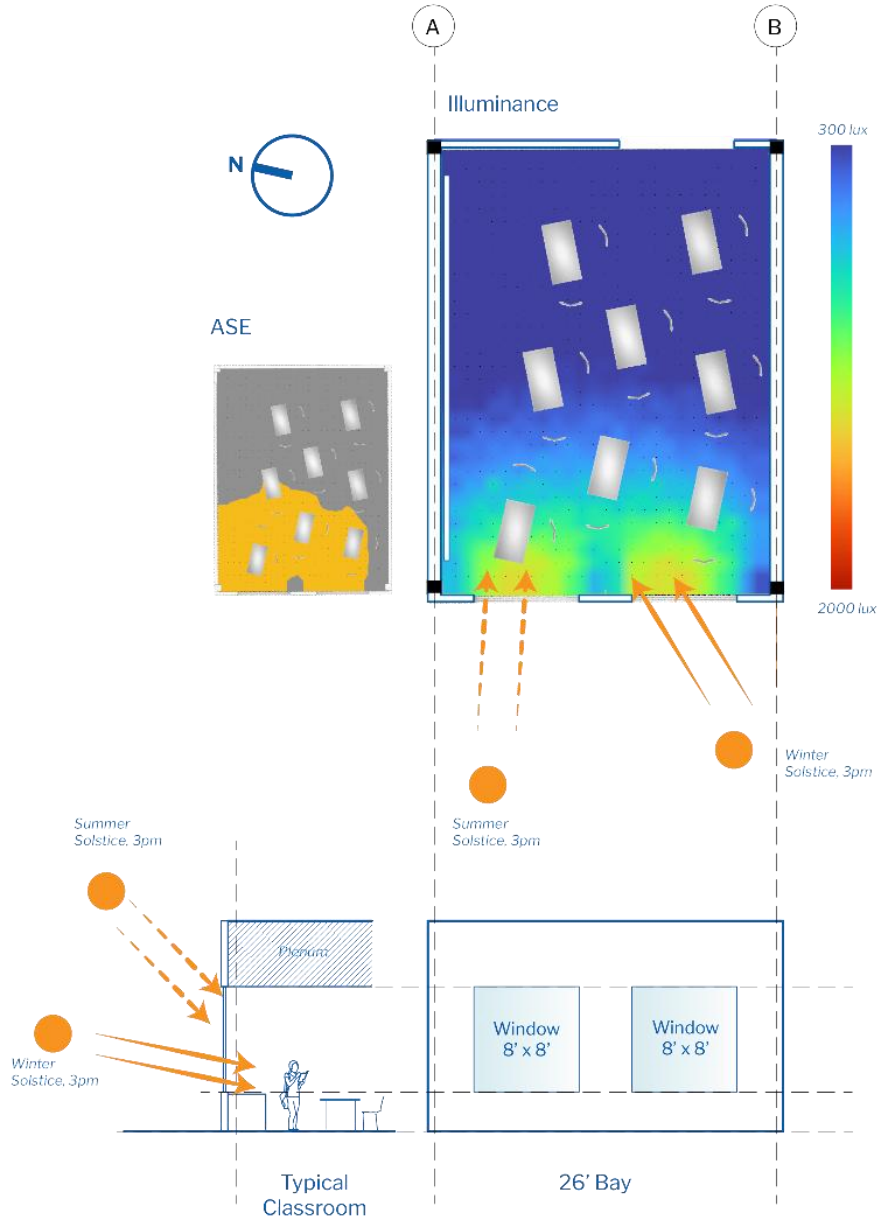
Average Illuminance & Sunlight Exposure distribution across a typical classroom along the **West** Façade over a typical year

36.9% $sDA_{300/50\%}$

37.4% $ASE_{1000,/250}$

414 lux avg lux

Significant amount of glare to be mitigated from afternoon sun especially in the summer and shoulder seasons

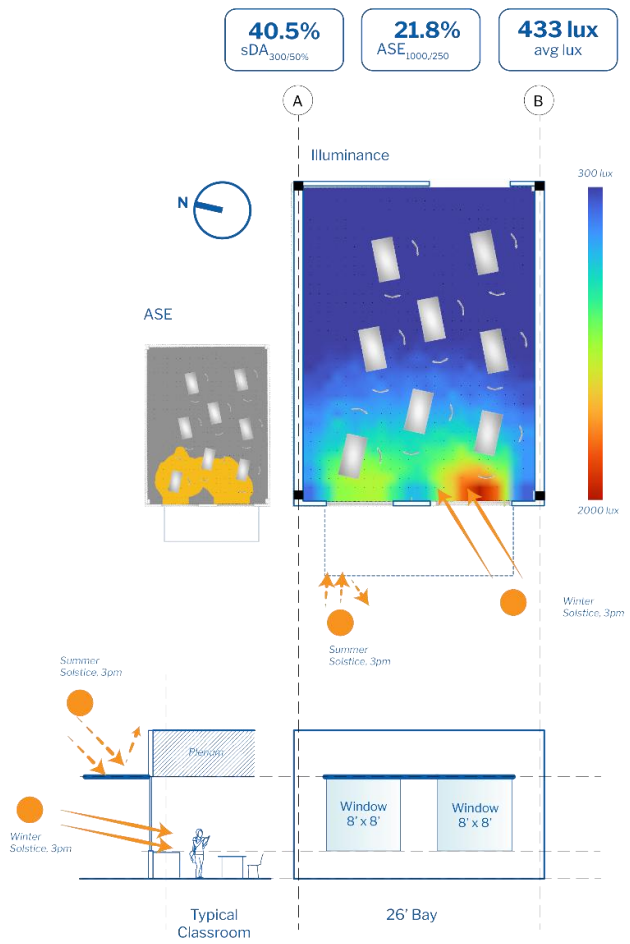


30% WWR

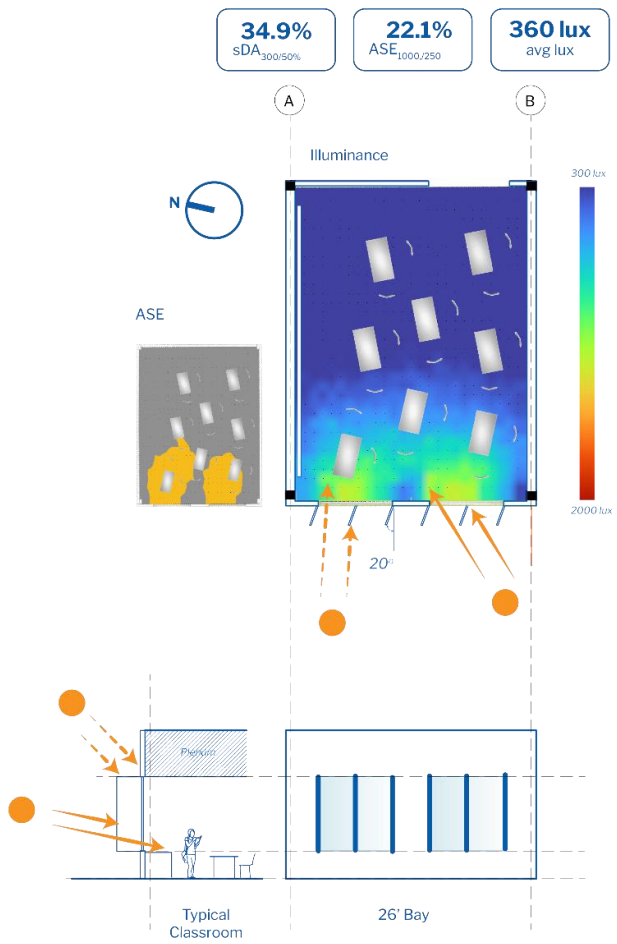
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New School – Exterior Design – Design Drivers – Solar Orientation and Envelope

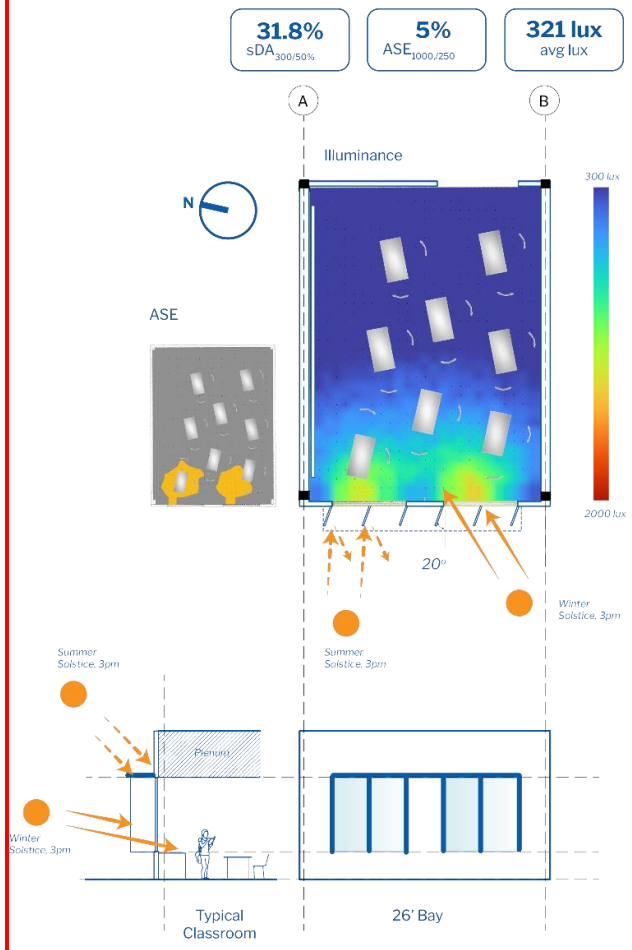
B – Horizontal Overhang



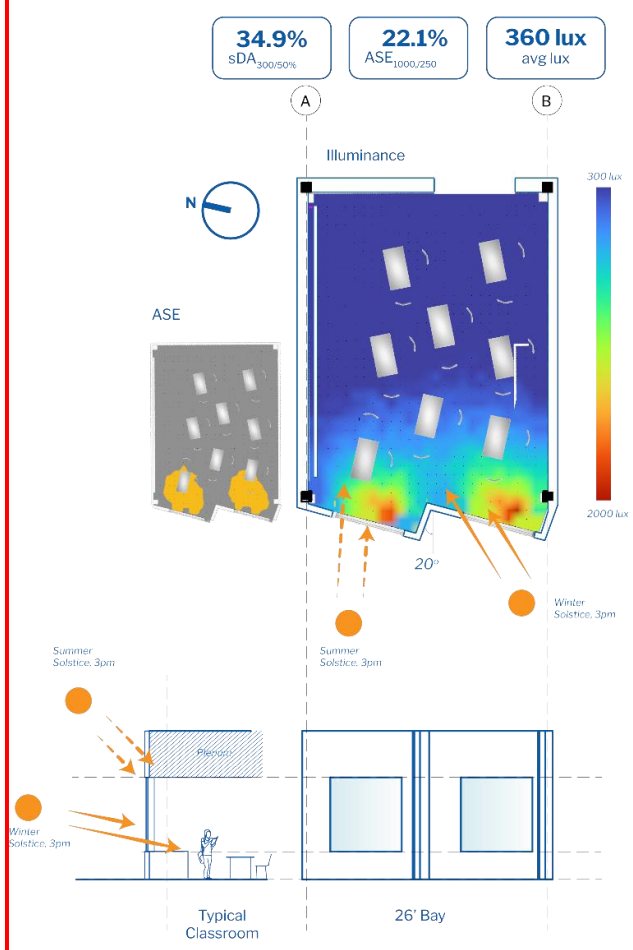
C – Vertical Fins



D – Vertical Fins and Horizontal Overhang



E – Sawtooth Façade



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New School – Exterior Design - Design Studies

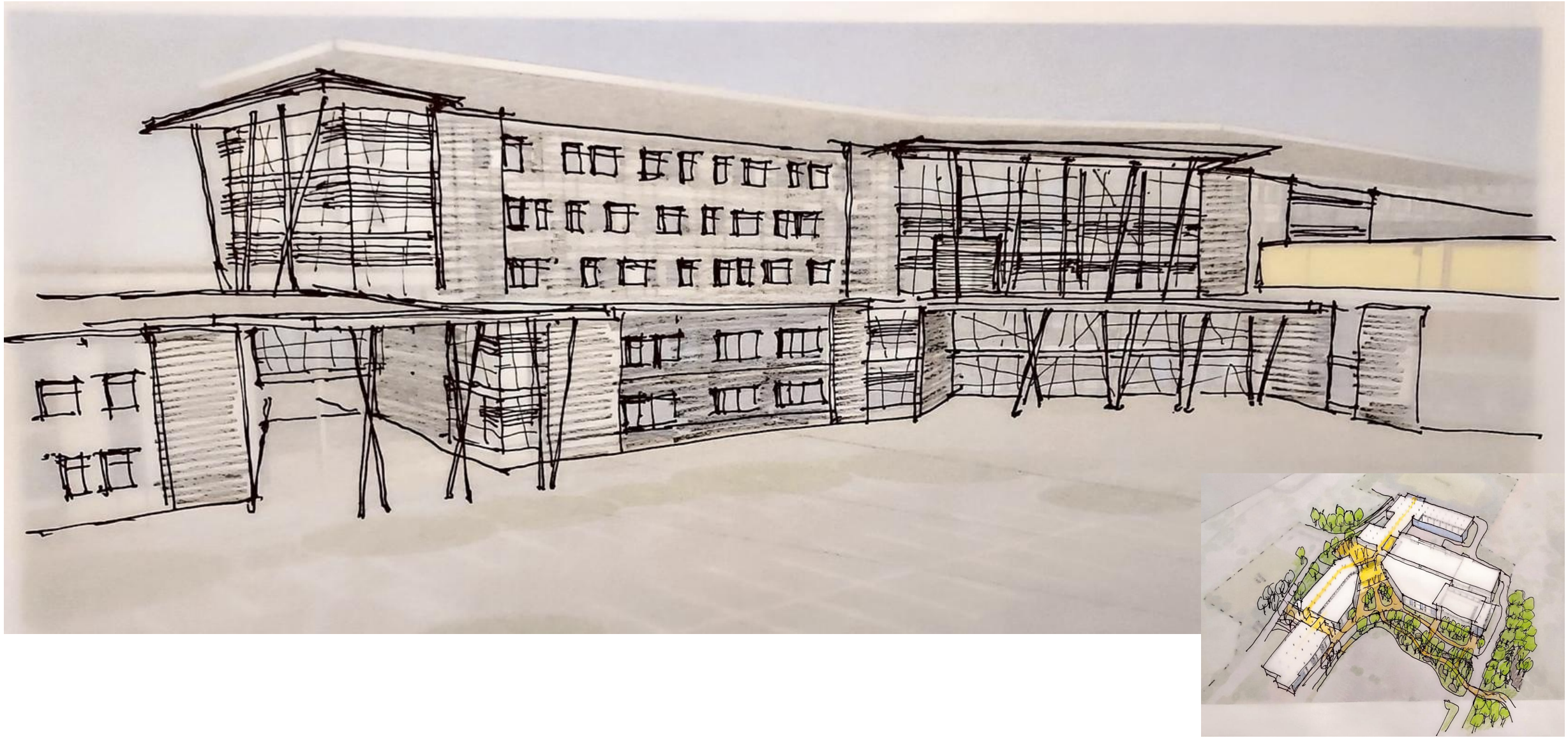
Proposed Design will **avoid the indiscriminate placement of shading devices**

Proposed Design will deploy **evidence-based solutions to solar mitigation according to program needs and orientation**.



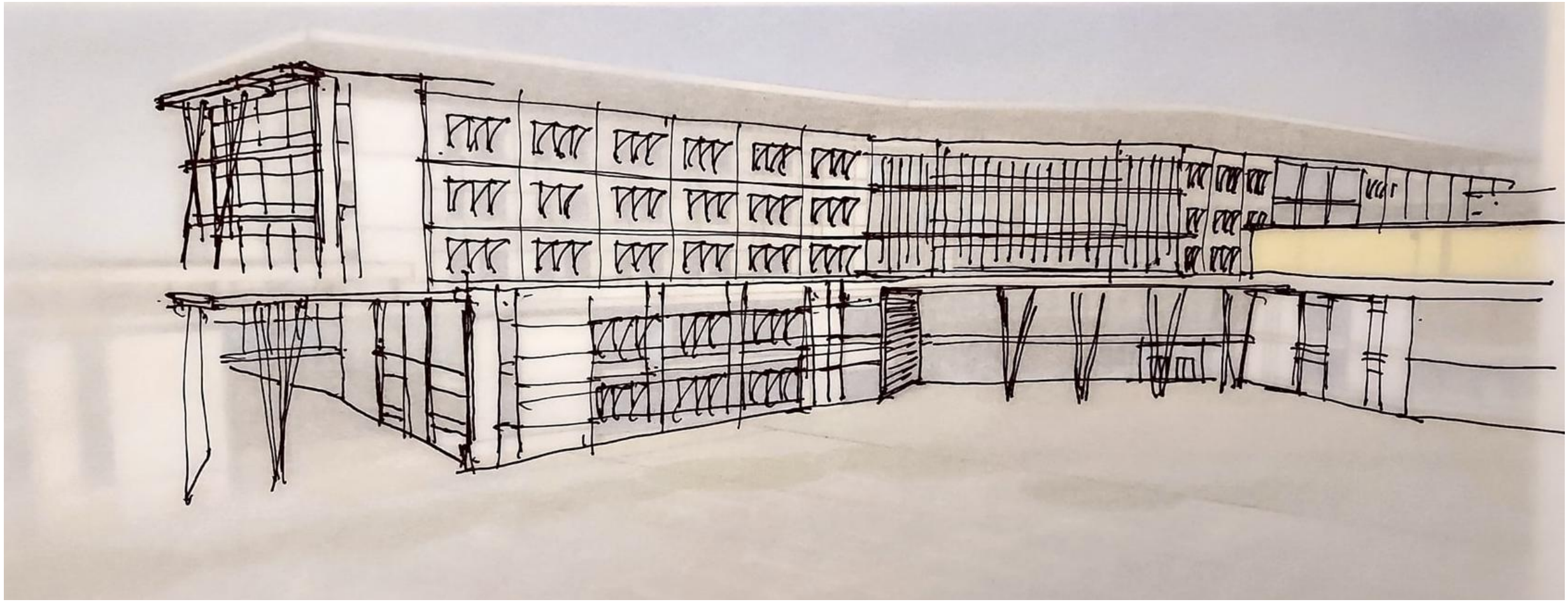
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New School – Exterior Design - Design Studies



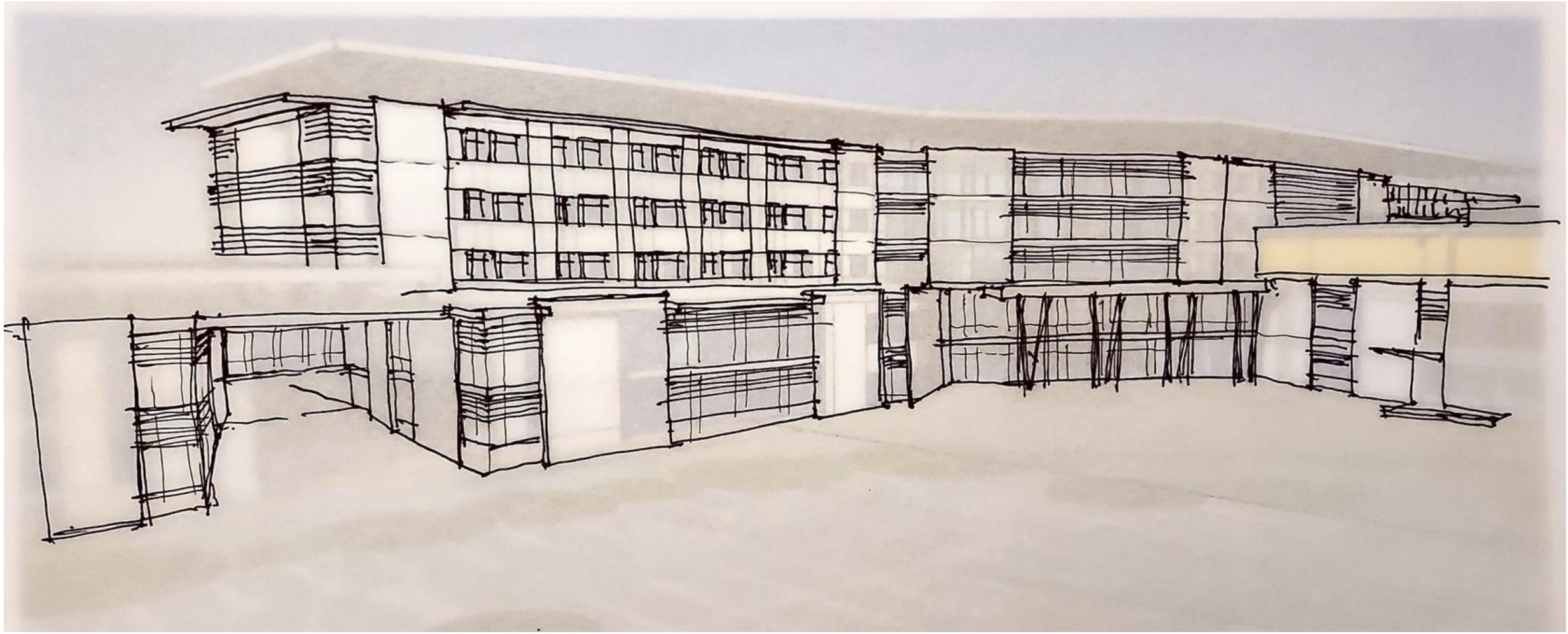
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New School – Exterior Design - Design Studies



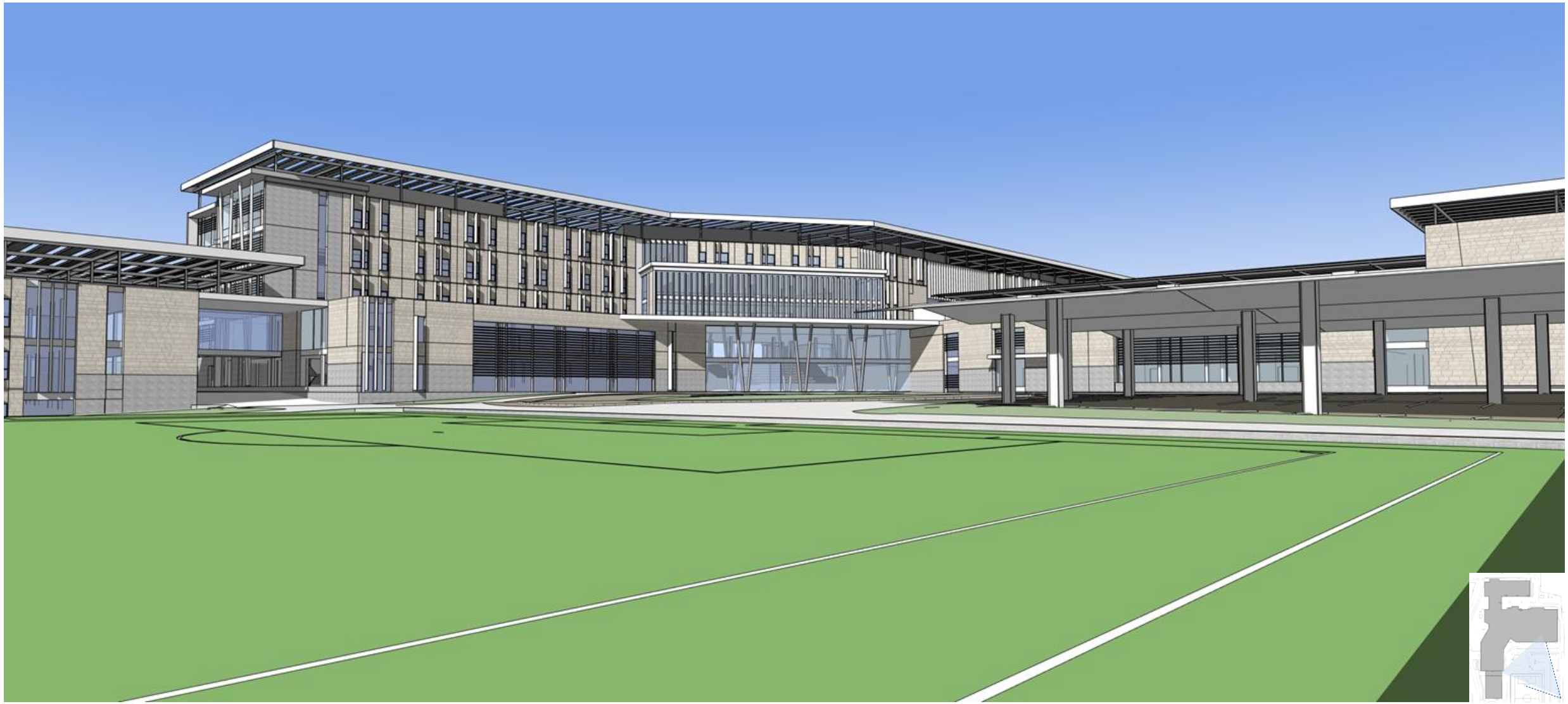
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New School – Exterior Design - Design Studies



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New School – Exterior Design



Main Entry

Key Plan Diagram

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New School – Exterior Design



Main Entry

Key Plan Diagram

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New School – Exterior Design



Main Entry

Key Plan Diagram

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New School – Exterior Design



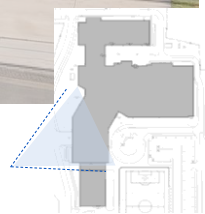
West Side

Key Plan Diagram

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New School – Exterior Design





West Side

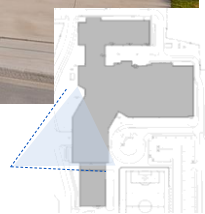
Key Plan Diagram

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New School – Exterior Design



West Side



Key Plan Diagram

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New School – Exterior Design





West Side

Key Plan Diagram

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New School – Exterior Design



West Side

Key Plan Diagram

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New School – Exterior Design



Northwest View

Key Plan Diagram

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New School – Exterior Design



Northwest View

Key Plan Diagram

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New School – Exterior Design



Northwest View

Key Plan Diagram

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New School – Exterior Design



Northeast View

Key Plan Diagram

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New School – Exterior Design



Northeast View

Key Plan Diagram

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New School – Exterior Design



Northeast View

Key Plan Diagram

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New School – Exterior Design



Northeast Evening View

Key Plan Diagram

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New School – Exterior Design





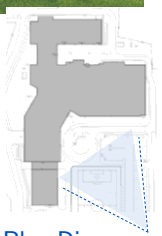
Southeast View

Key Plan Diagram

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New School – Exterior Design





Southeast View

Key Plan Diagram

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New School – Exterior Design





Southeast Afternoon View

Key Plan Diagram

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New School – Exterior Design



Southeast Morning View

Key Plan Diagram

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New School – Exterior Design



Dropoff Approach View

Key Plan Diagram

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New School – Exterior Design



Main Entry View

Key Plan Diagram

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New School – Exterior Design



Main Entry Evening View

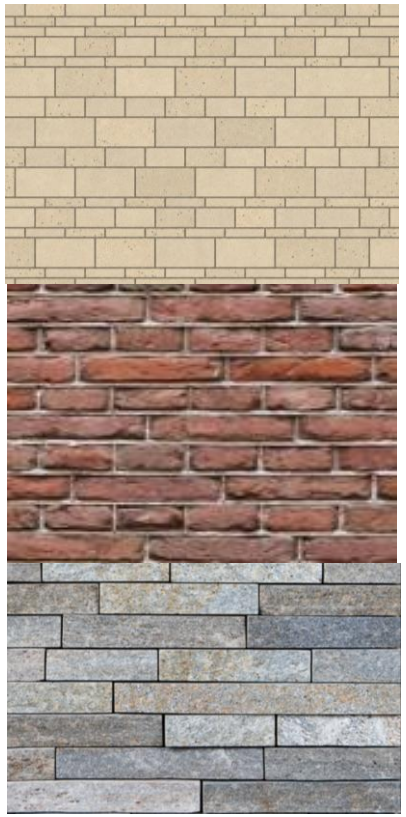
Key Plan Diagram

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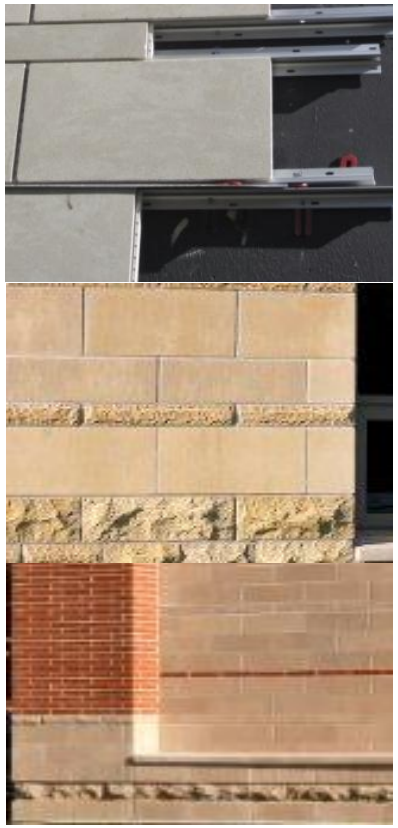
Exterior Materials

Exterior Materials / Potential Materials and Systems

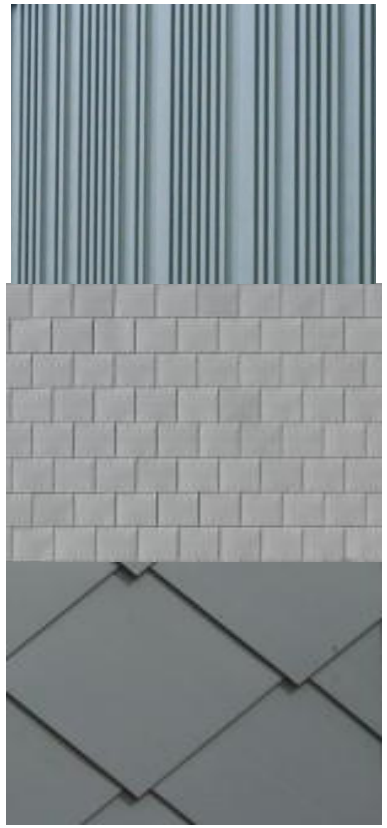
Brick / Stone / Precast



Thin Mfd. Stone



Metal Panel Metal Tiles



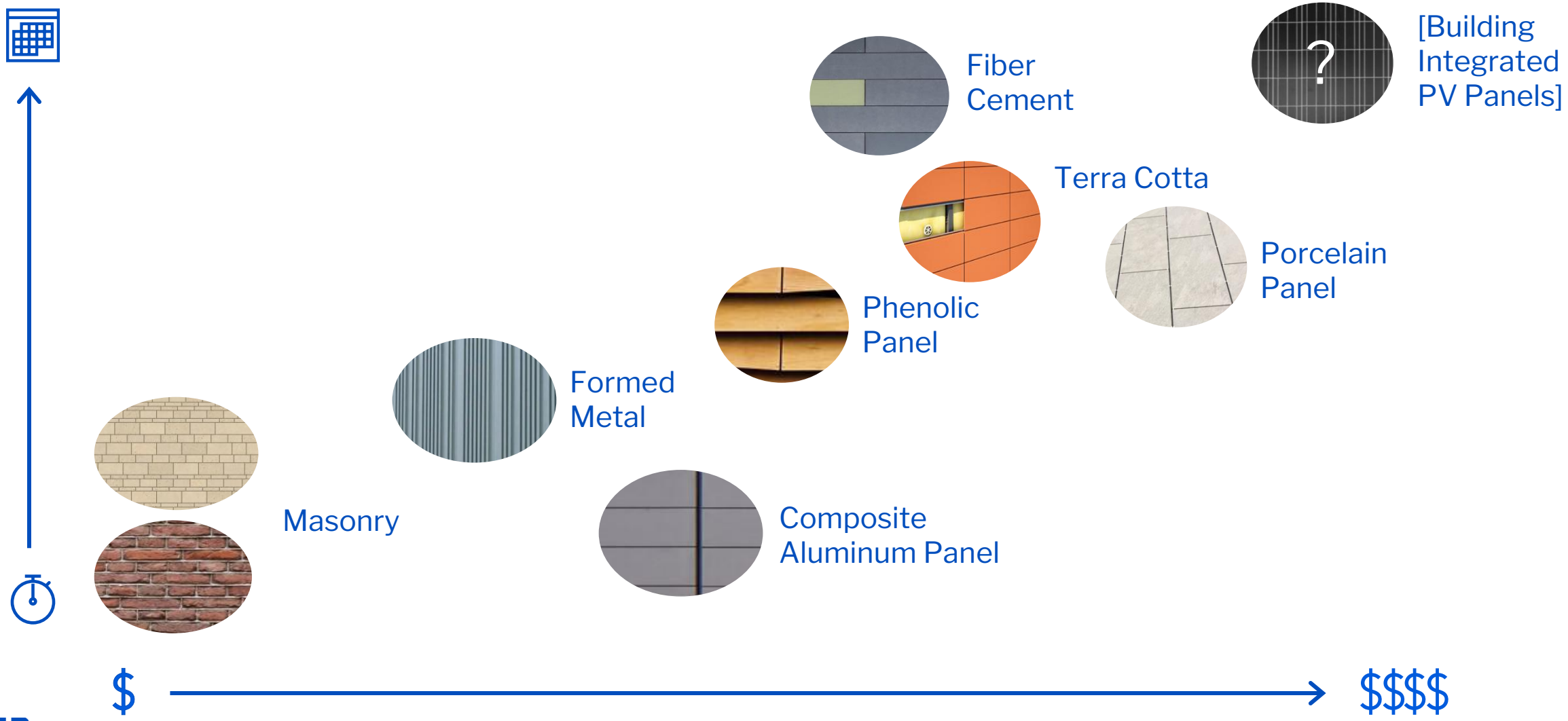
Porcelain Panel Phenolic Panel



Terracotta Curtain Wall



Exterior Cladding Materials / Market Outlook



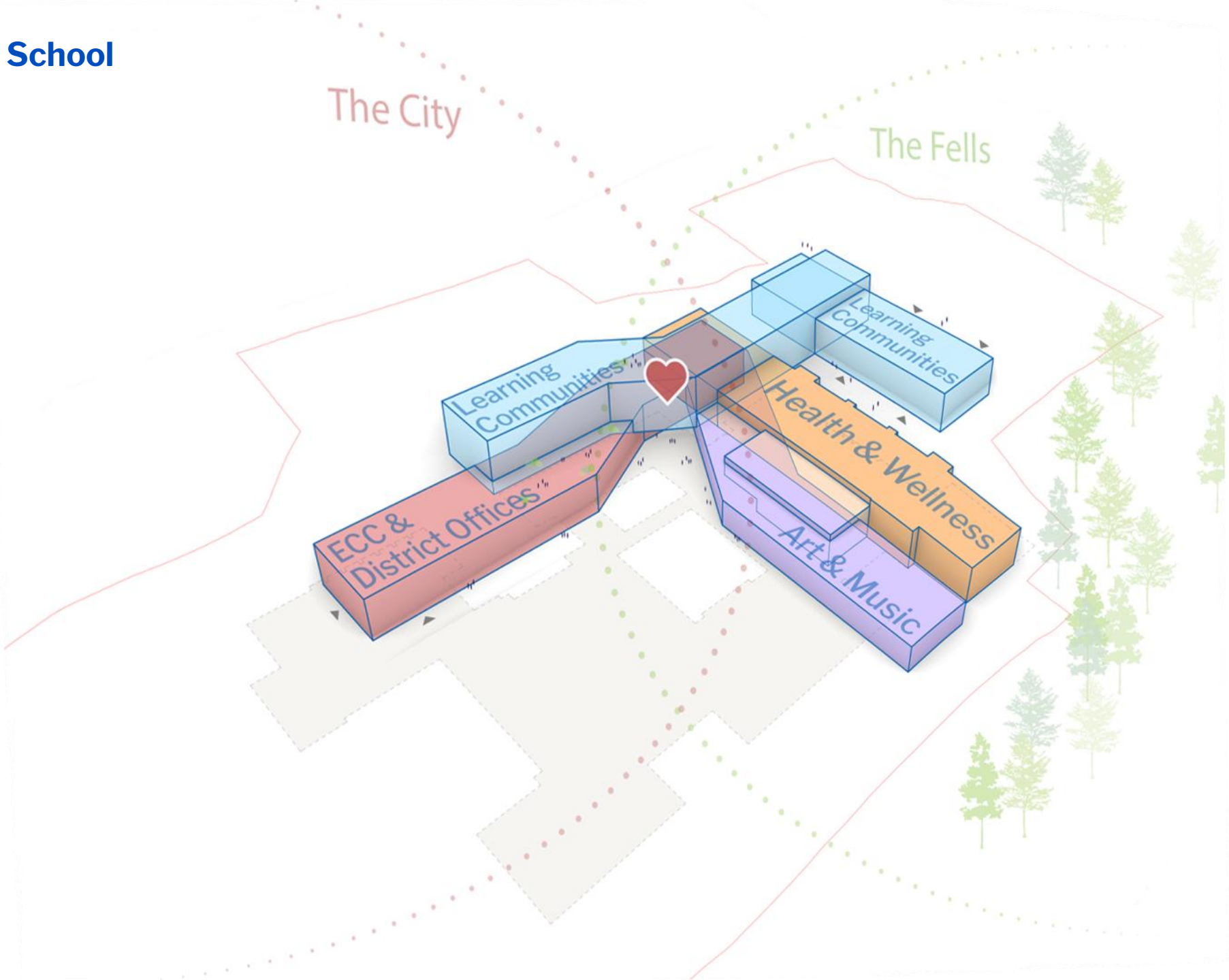
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Exterior Materials / Concord Middle School / *School in the Woods*



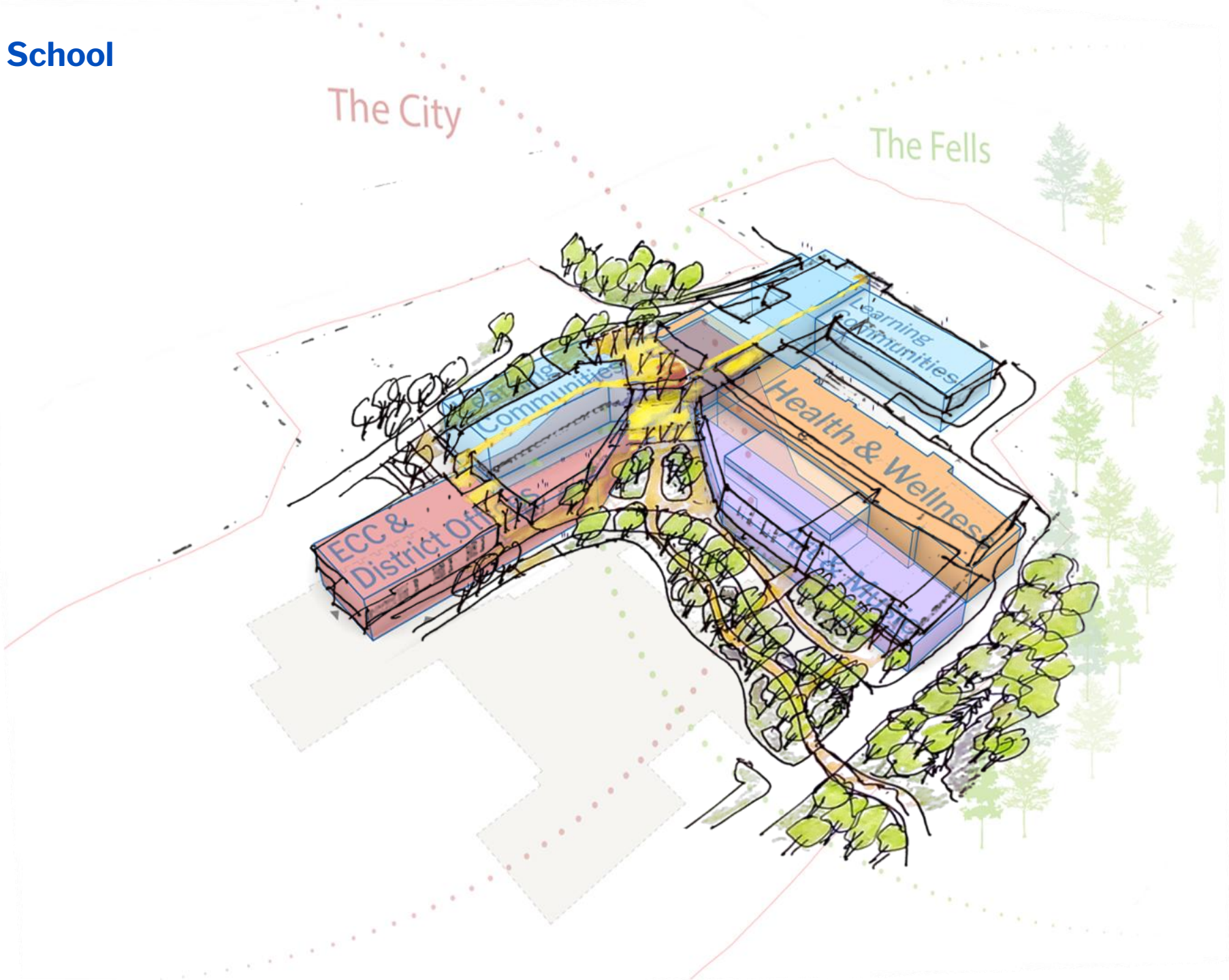
Main Entry & Heart of the School

Heart of the School



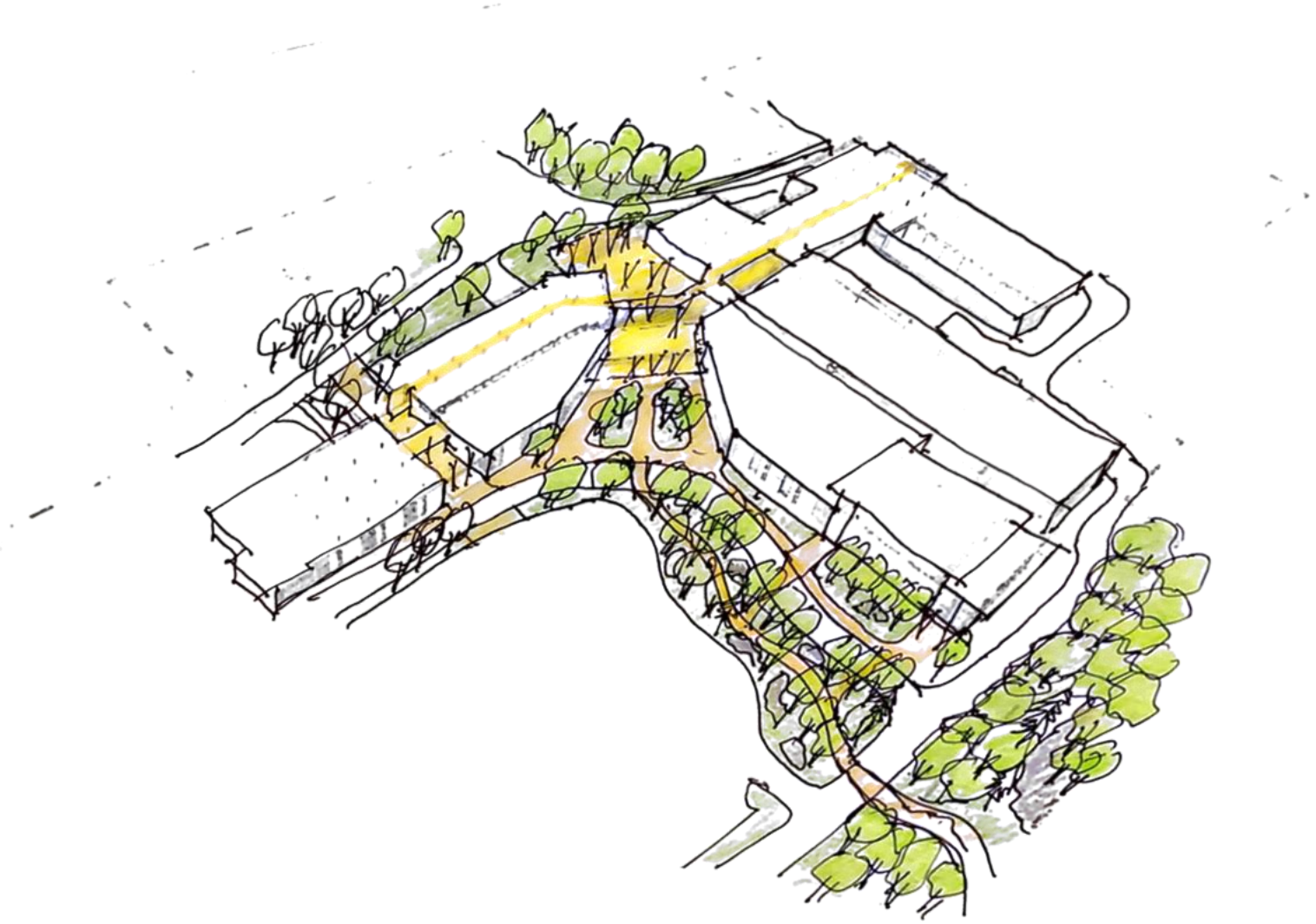
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Heart of the School



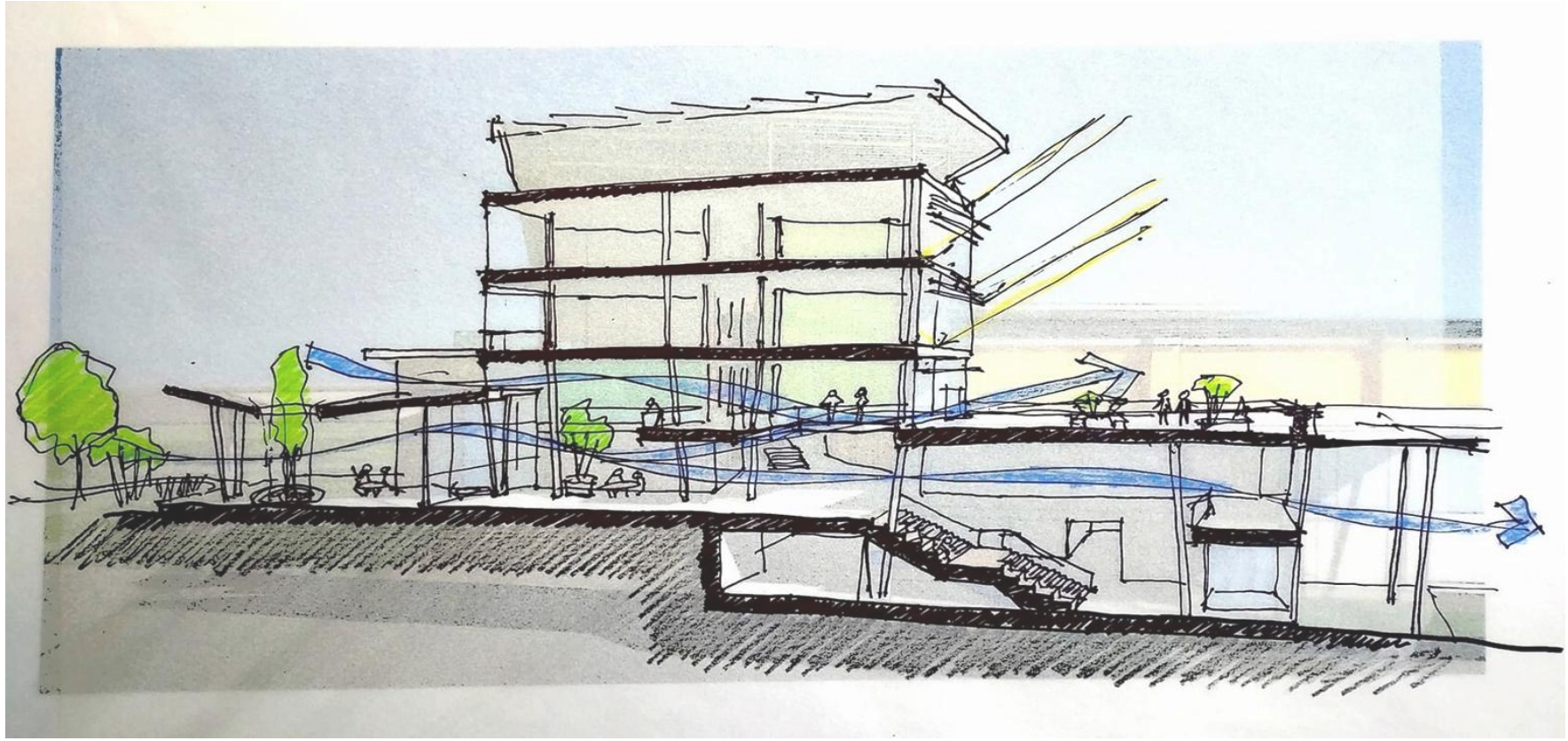
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Heart of the School



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Heart of the School – Entry Design



Perspective Section A-A

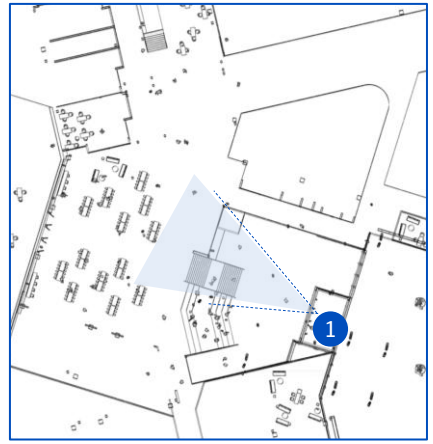


Key Plan Diagram

Heart of the School – Entry Design



View 1

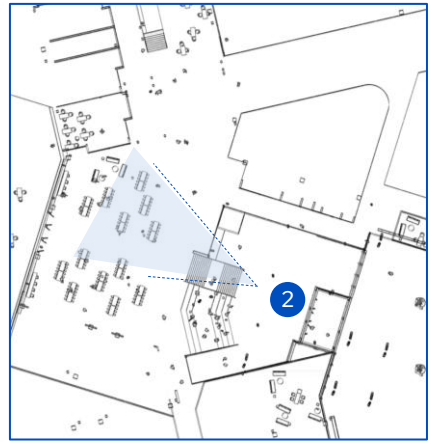


Key Plan Diagram

Heart of the School – Entry Design

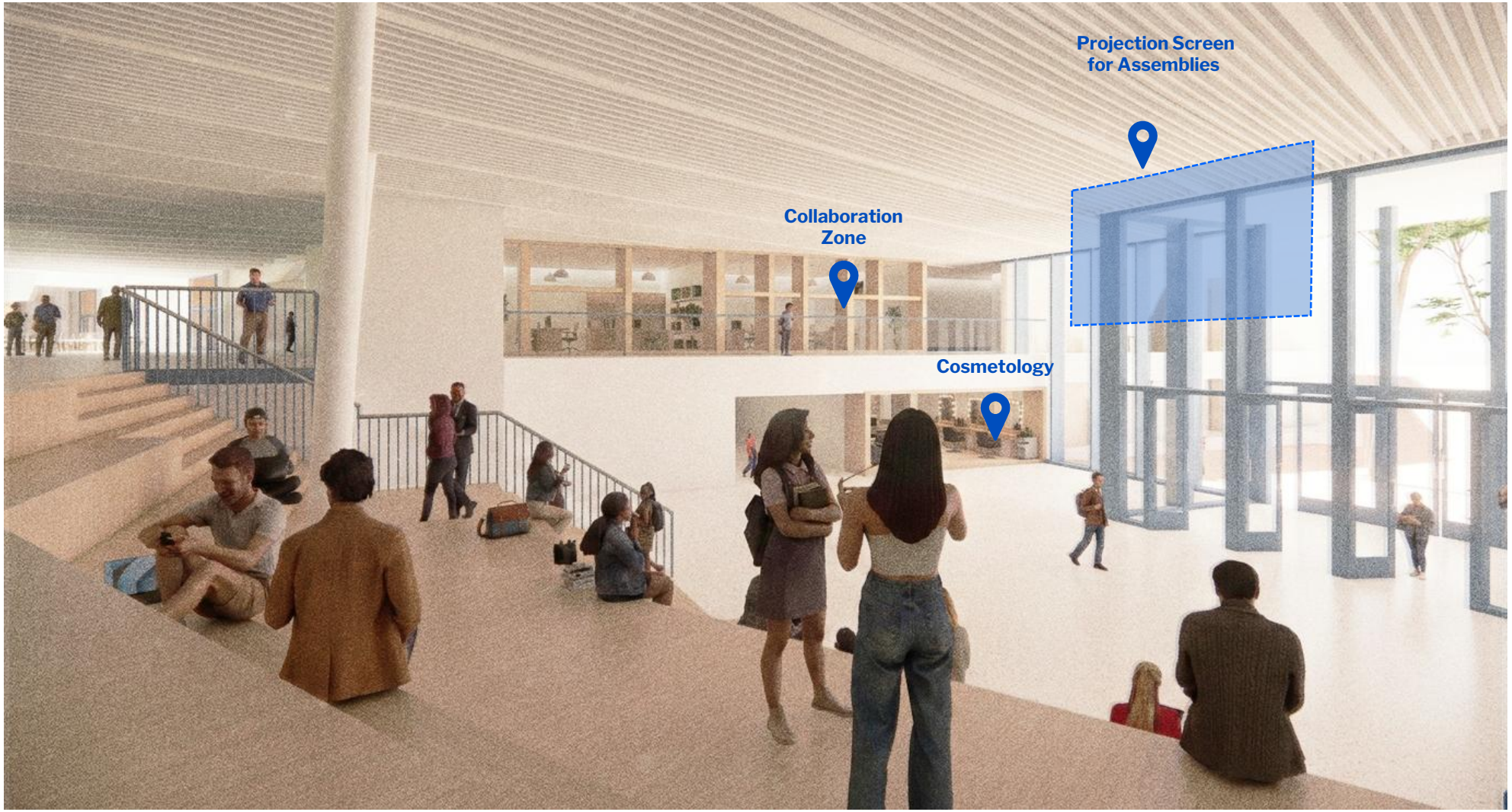


View 2



Key Plan Diagram

Heart of the School – Entry Design



View 3

A True Commons

Learning Stair supports more informal dining and small assemblies and is supported by a retractable projection screen and audio system.



Key Plan Diagram

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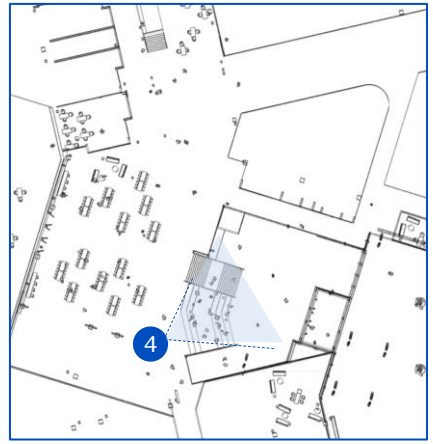
Heart of the School – Entry Design



View 4

Dining Commons

The heart of the school, designed for gathering, shared meals and interaction and high visibility of program necessary for the well being of all students



Key Plan Diagram

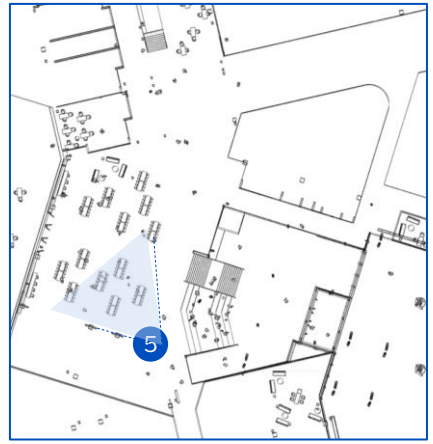
Heart of the School – Entry Design



View 5

Dining Commons

The heart of the school, designed for gathering, shared meals and interaction and high visibility of program necessary for the well being of all students



Key Plan Diagram

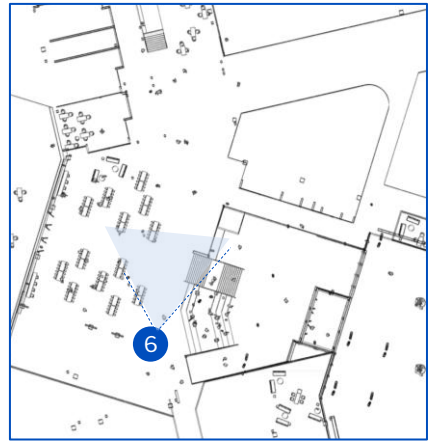
Heart of the School – Entry Design



View 6

Dining Commons

The heart of the school, designed for gathering, shared meals and interaction and high visibility of program necessary for the well being of all students



Key Plan Diagram

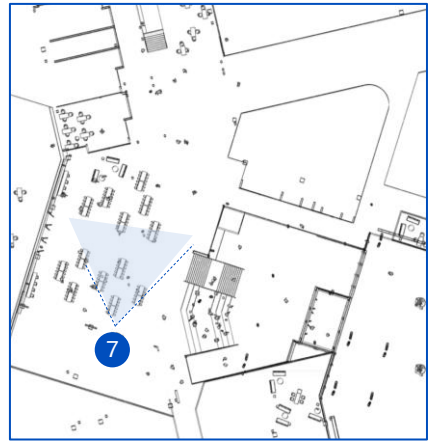
Heart of the School – Entry Design



View 9

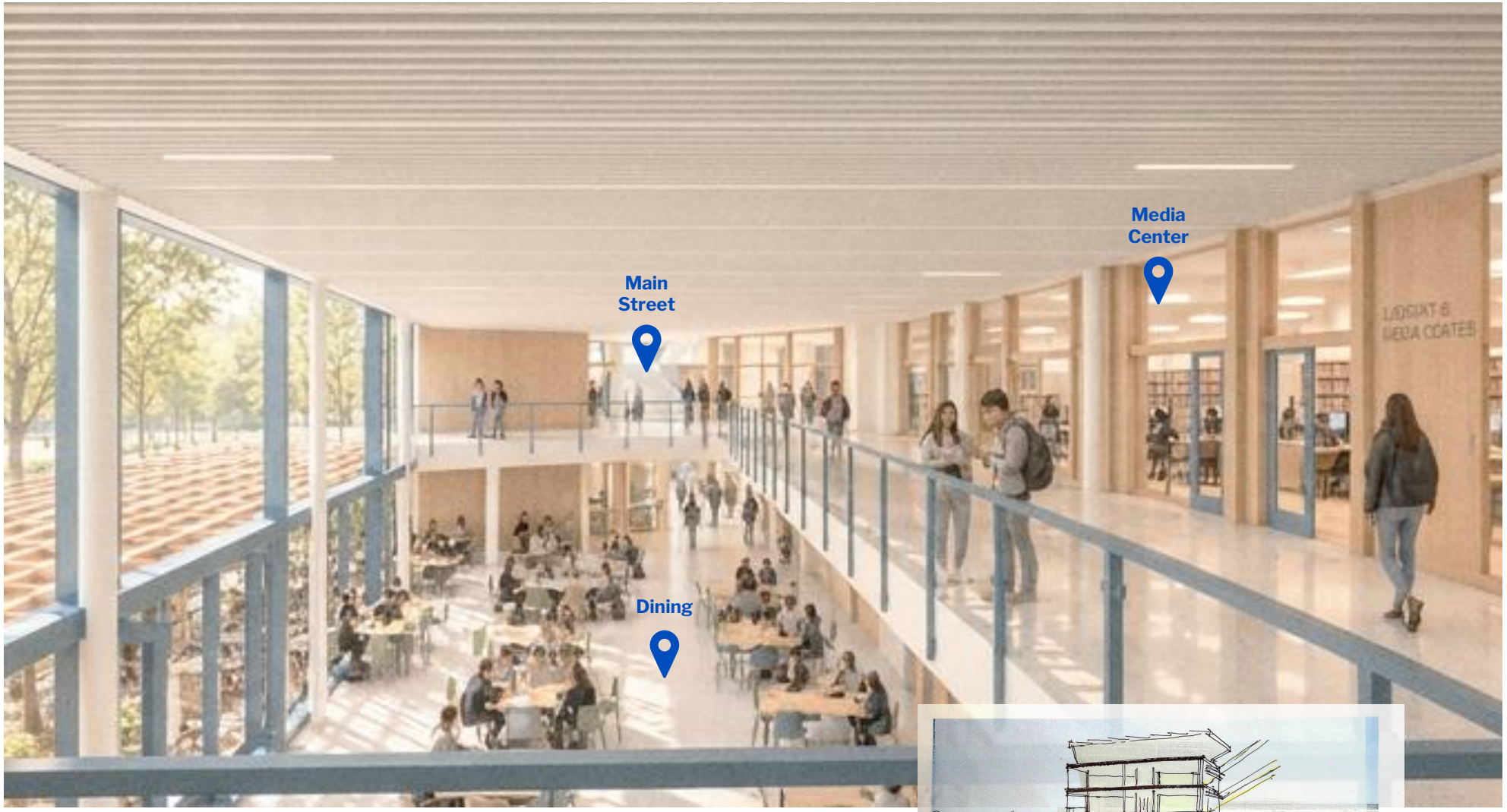
Dining Commons

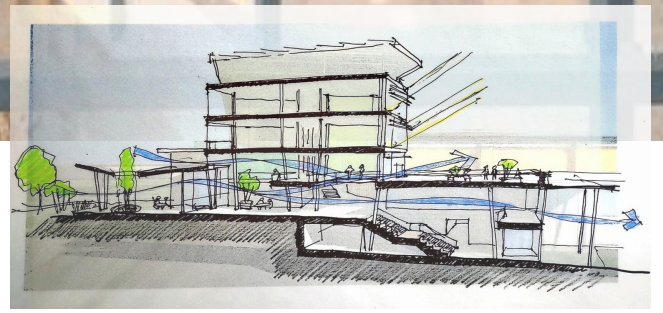
The heart of the school, designed for gathering, shared meals and interaction and high visibility of program necessary for the well being of all students



Key Plan Diagram

Heart of the School – Entry Design

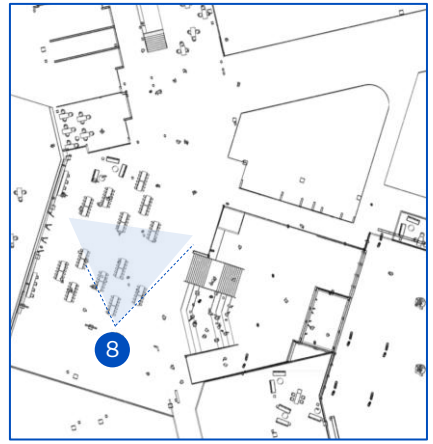




View 10

A True Commons

From the hallway outside the Media Center on Level 4, the Dining Commons on Level 3 below is visible and spatially connected. The Media Center is easily accessed from the Main Street beyond.



Key Plan Diagram

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Main Street & Collaboration Areas

Main Street/ Option 1 /Cascade Stair



If there is a Heart of the school, the corridors and the stairs are the circulatory system

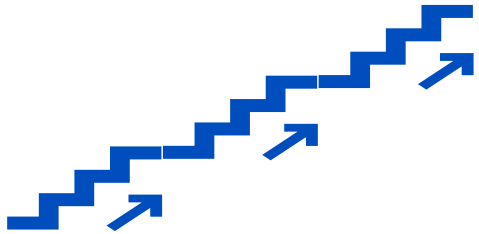
Main Street to organize circulation

- Central Stairs
- Vertical Circulation
- Main Circulation Corridors, Main Street
- Secondary Circulation Corridors
- Room Access

Cascade Stair
Circulation Diagram

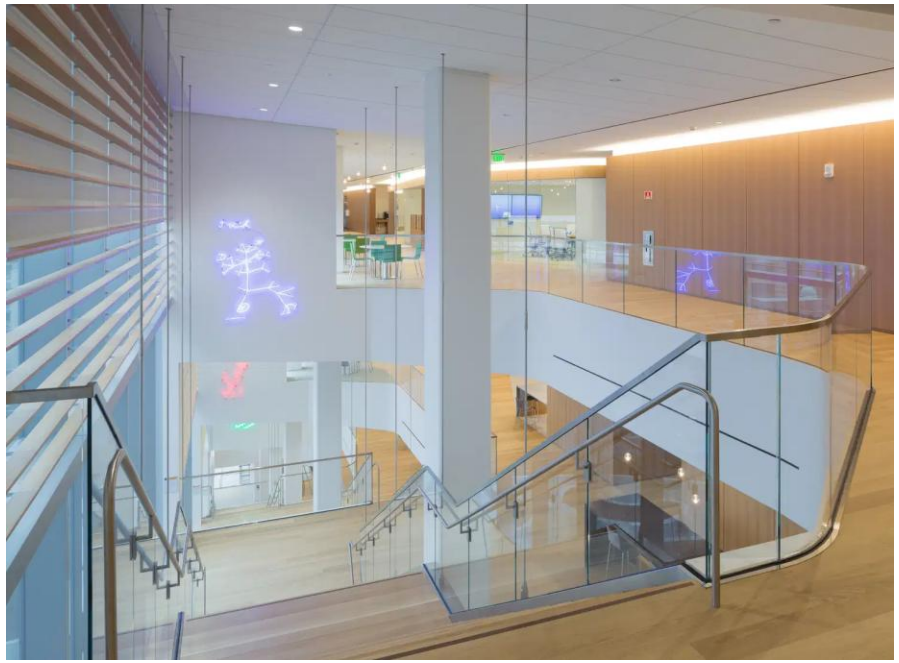
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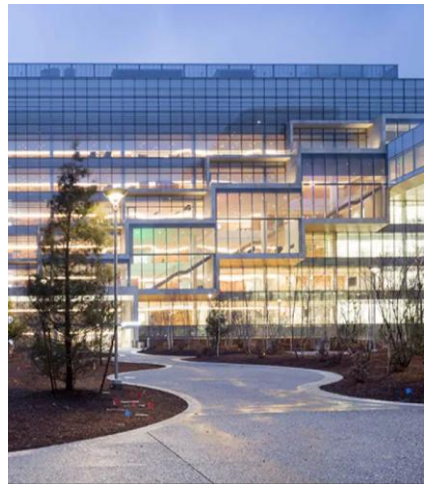
Main Street/ Option 1 /Cascade Stair



Why this Concept?

- Stair **cascades** horizontal and vertically into a singular experience.
- **Visually connects** Level 3 to upper floors.
- **Different** locations and alignment across floors.
- Fire compartmentalization **code** compliance needs study.
- Generous stair widths, **oversized** landings with opportunities to integrate key program adjacencies.





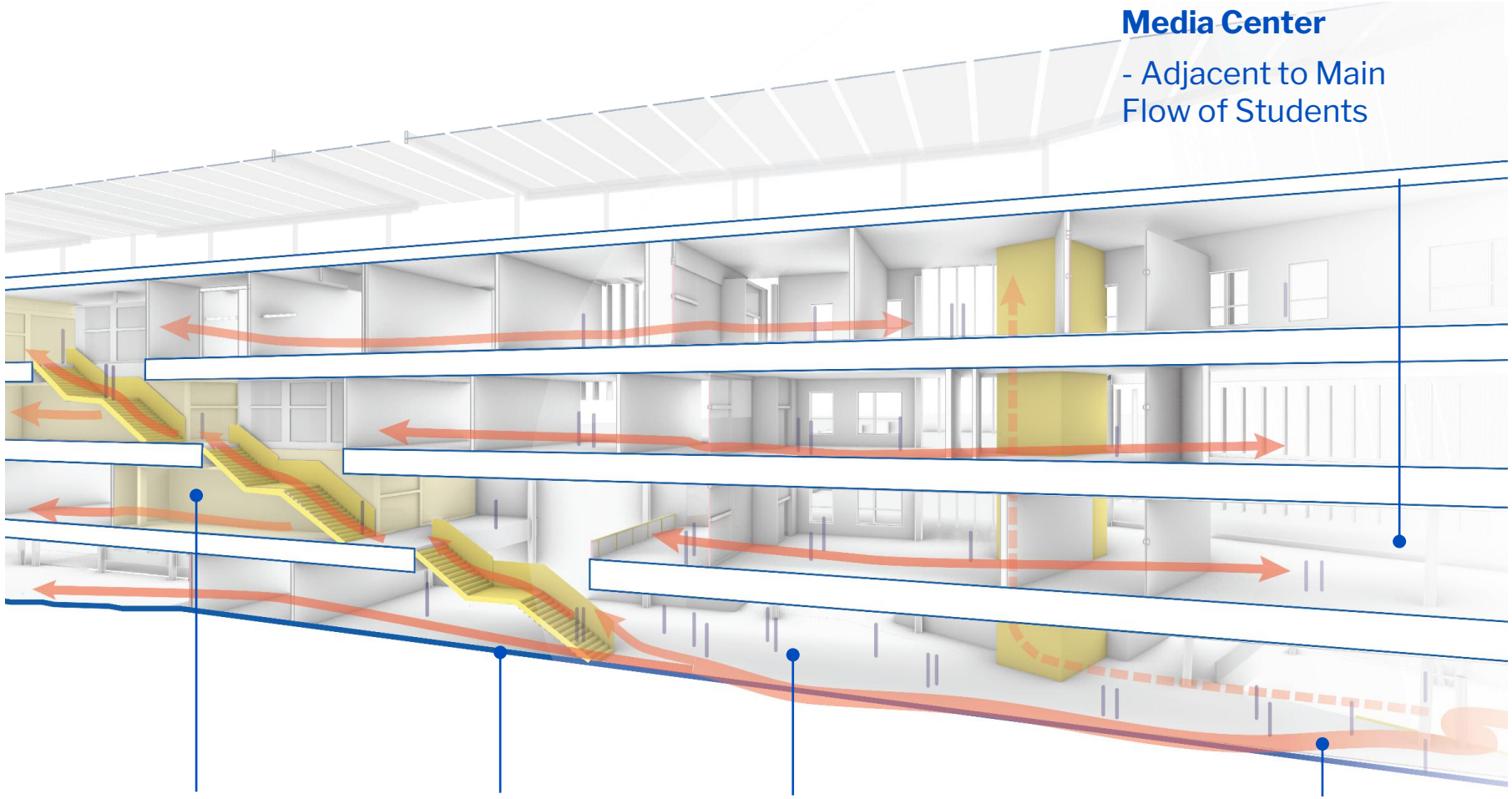




Precedent Stairs

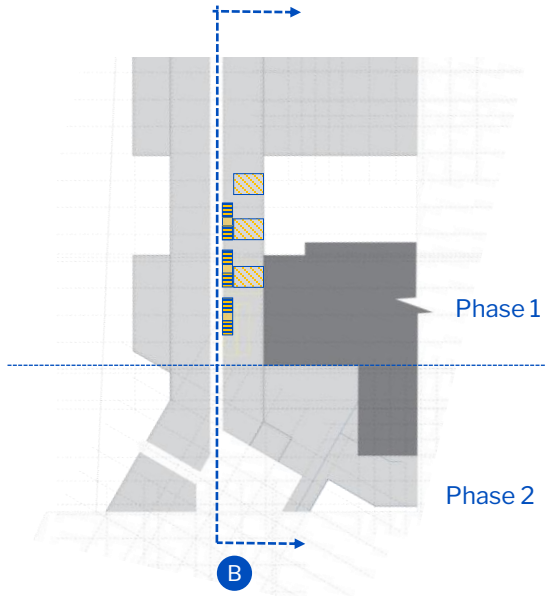
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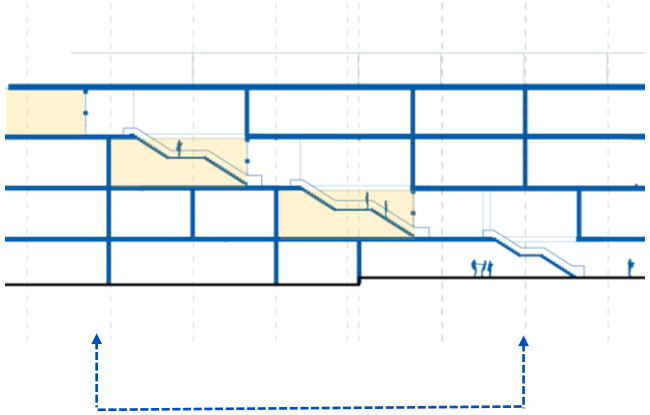
Main Street – Option 01 – Cascade Stair



Media Center

- Adjacent to Main Flow of Students





Extent of Gym

Cascade Stair Circulation Paths - Perspective Section B-B

House Offices

House offices at the landings provides wayfinding and identity

Cascade Stair

A gentle path that reinforces a sense of movement and progression through the school as one ascends

Open Collaboration Areas

Surround cascading stairs to maximize use of floor area

Main Entry & Dining Commons

Highest flow of students at the beginning and end of day, managed by learning stair and cascade stair

smma

Main Street/ Option 2 /Waterfall Stair



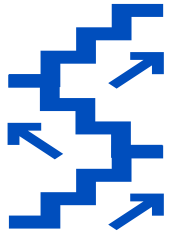
If there is a Heart of the school, the corridors and the stairs are the circulatory system

Main Street to organize circulation

- Central Stairs
- Vertical Circulation
- Main Circulation Corridors, Main Street
- Secondary Circulation Corridors
- Room Access

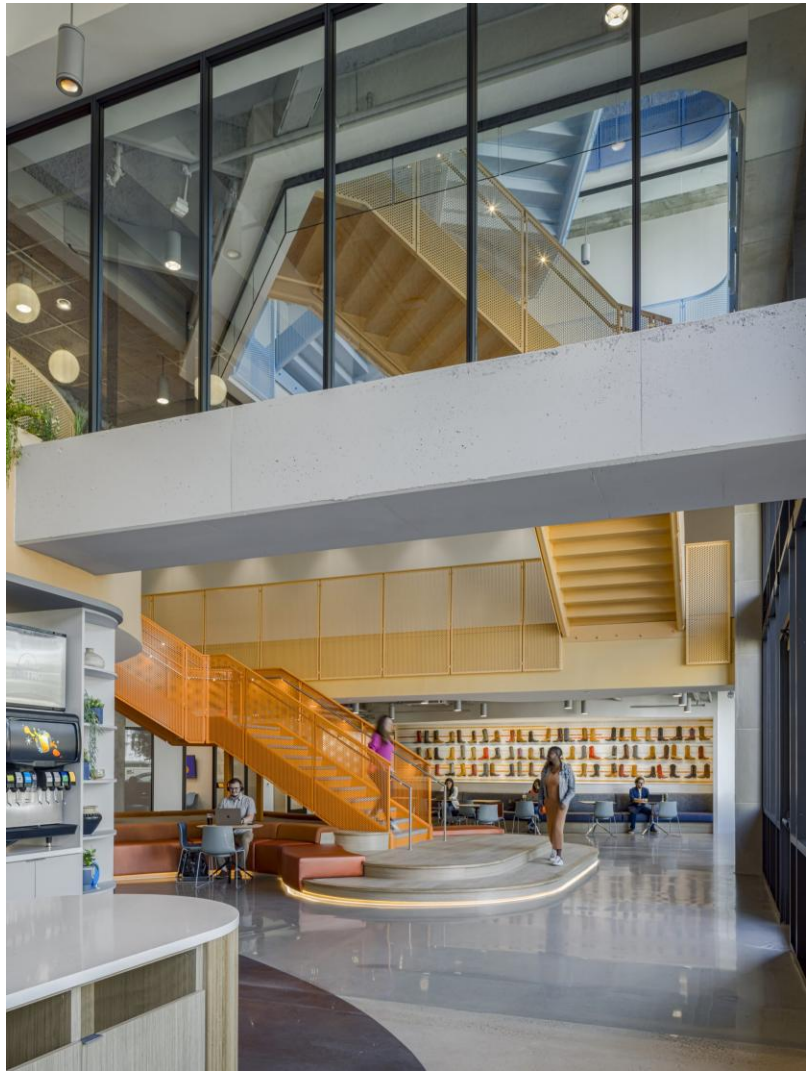
Waterfall Stair
Circulation Diagram

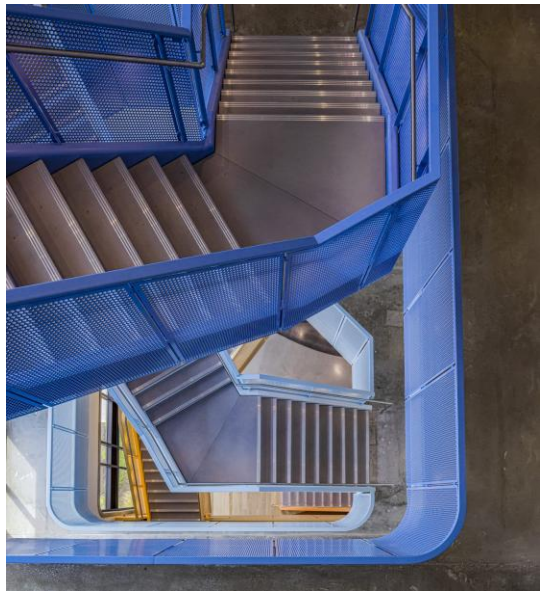
Main Street/ Option 2 /Waterfall Stair

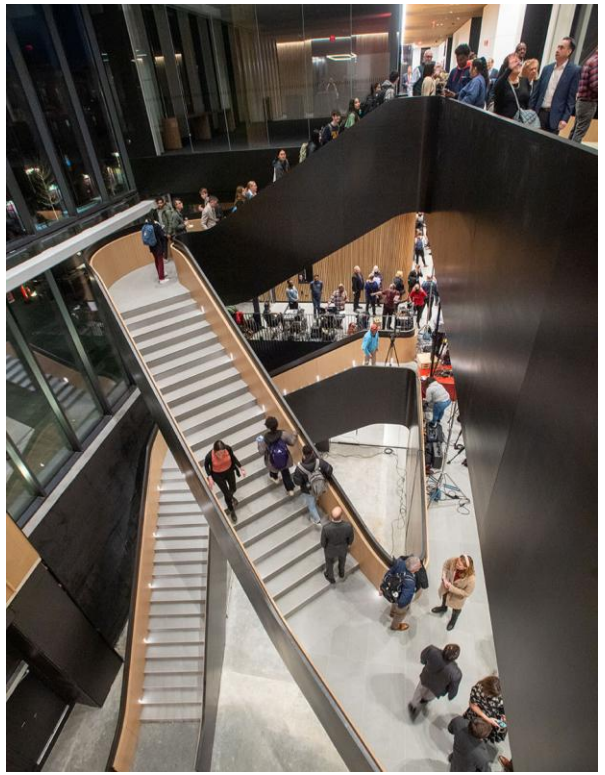


Why this Concept?

- Stair **contained** within a clearly defined vertical circulation zone.
- **Consistent** location and alignment across floors.
- Simplifies fire compartmentalization and atrium **code** compliance.
- Generous stair widths, **oversized** landings, and varied geometry encourage social interaction and chance encounters.



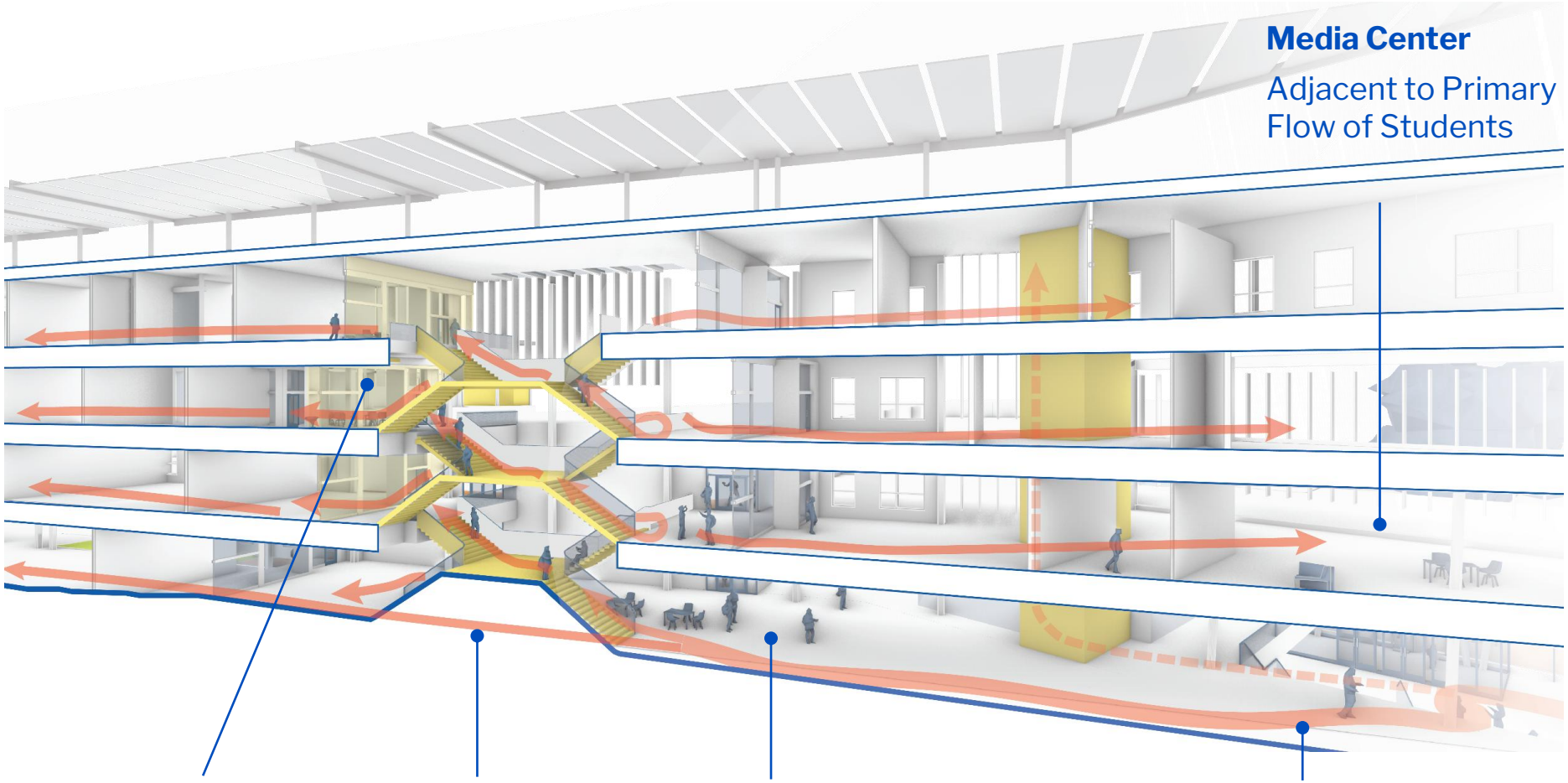


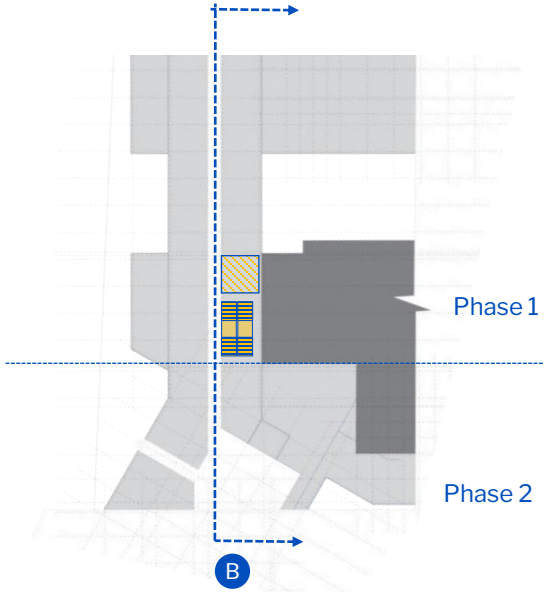


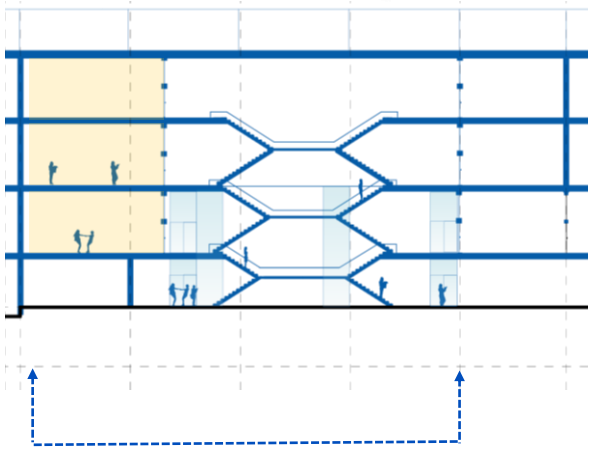
Precedent Stairs

smma

Main Street – Option 02 – Waterfall Stair







Extent of Gym Beyond

Waterfall Stair Circulation Paths
- Perspective Section B-B

House Offices

House offices at the landings provides wayfinding and oversight

Waterfall Stair

Multiple paths to alleviate student flow congestion at peak times

Open Collaboration Areas

Surround waterfall stair to maximize use of floor area

Main Entry & Dining Commons

Highest flow of students at the beginning and end of day, managed by learning stair and waterfall stair

smma

Main Street – Option 02 – Waterfall Stair

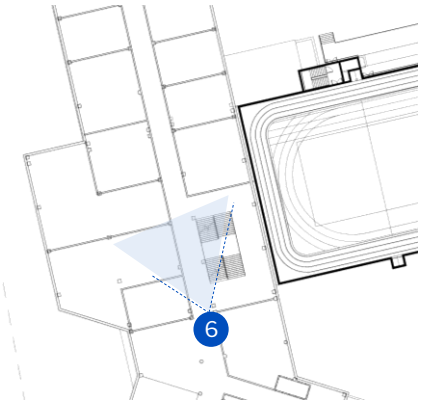


View 6

Openness and Relief

Stair as a moment of relief along heavily programmed main street

Opportunities for wayfinding



Key Plan Diagram

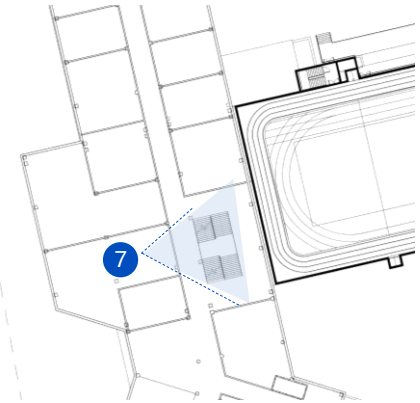
Main Street – Option 02 – Waterfall Stair



View 7

Integrated experience

High visibility of certain programs, creating a sense of integration



Key Plan Diagram

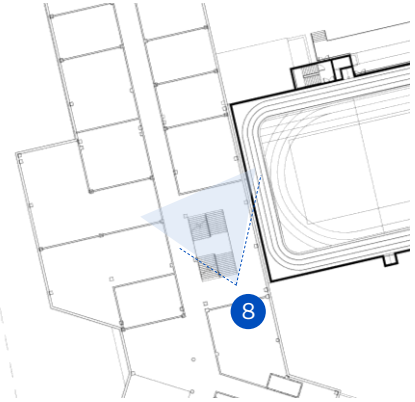
Main Street – Option 02 – Waterfall Stair



View 8

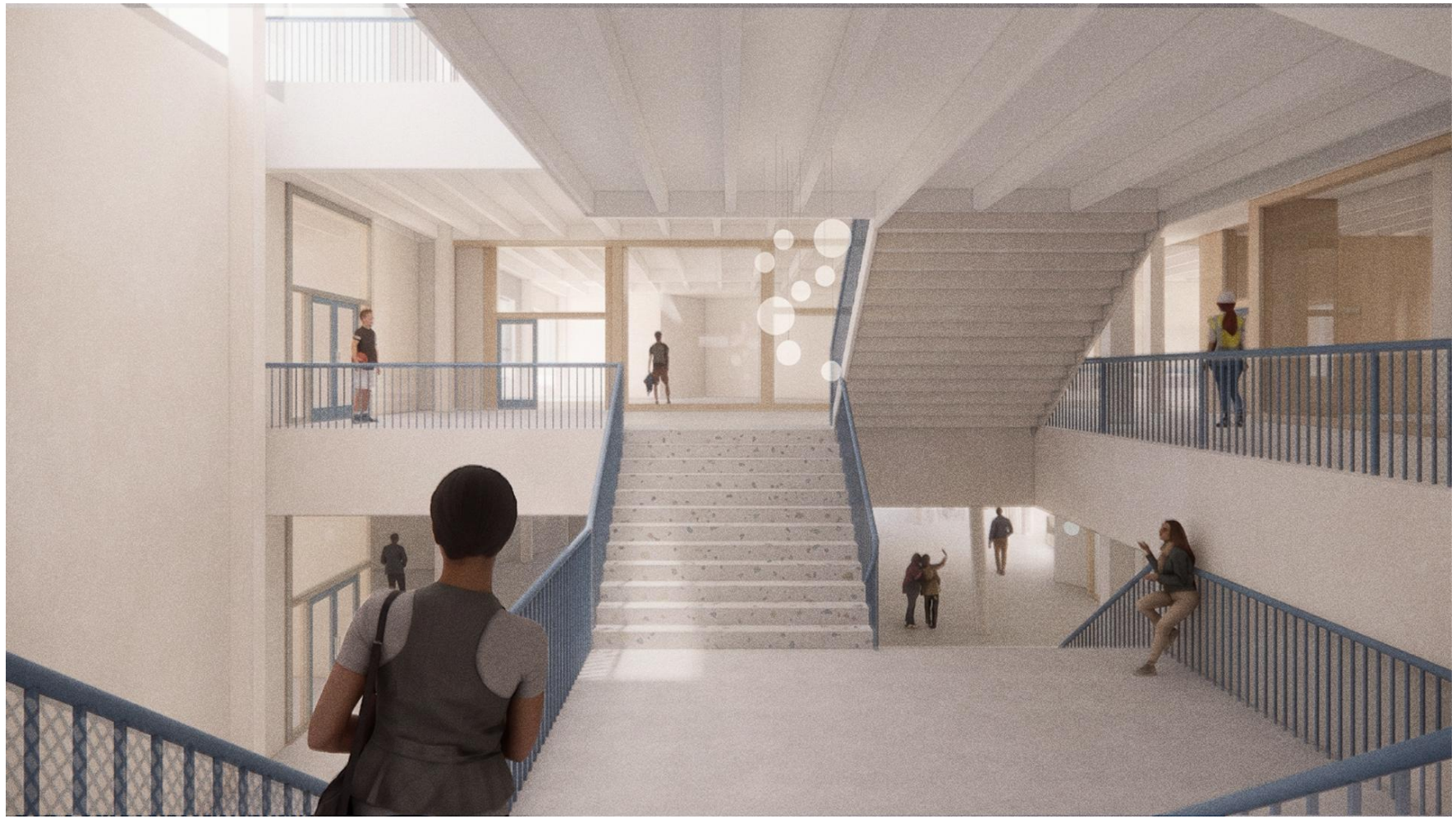
House Offices paired with stairs

The opportunity for House offices as an organizing feature of the school, shaping student belonging in school experience



Key Plan Diagram

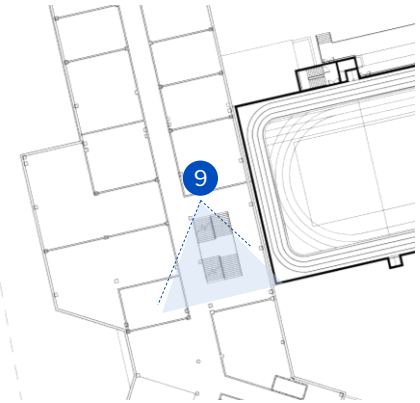
Main Street – Option 02 – Waterfall Stair



View 9

New into old

A celebration of the continuing life of the school. The existing gym as a light filled space that is part of the experience of the school



Key Plan Diagram

Interior Design Approach & Materials

Interior Design / Medford High School Goals



1. The interior materials will be **purposeful**, **durable**, and **value-driven**. Materials will support the building's **maintenance** and **sustainability** goals while feeling **warm** and **welcoming**.

2. The interior design will relate to the exterior design and palette. Glazing on the exterior of the building will create a **visual and physical connection** to the interior.

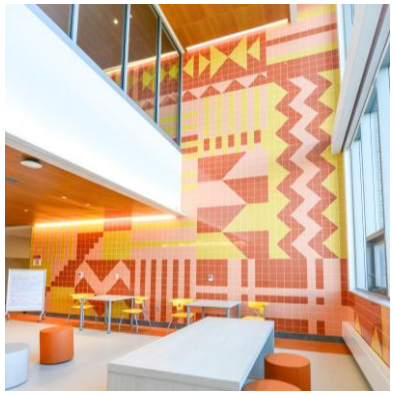
3. The building will be designed to encourage **student engagement**, **autonomy**, and **individuality**. Patterns, colors, and materials will provide **wayfinding** and **stimulate movement** throughout the space.

4. The interior design will be rooted in a **timeless**, neutral palette. Complementary accent colors and materials will be layered on the base palette in **intentional** ways.

Interior Design Principles / Guiding Design Elements



Access to daylight and views



Celebrating diversity



Durable and timeless materials



Equitable and universal design



Adaptable and flexible spaces



Comfort & well-being focused



Connections to nature



Honoring history while embracing the future



Intuitive wayfinding and placemaking

- **LEED:** a certification program and framework for designing, constructing, and operating healthy, efficient, and cost-saving buildings
    - LEED Silver is an MSBA requirement

- **The Red List:** a list of chemicals representing the “worst-in-class” chemicals and elements common in the building industry that pose serious health or environmental risks
    - Helps prioritize health of building occupants

- **The Living Building Challenge (LBC):** a rigorous building certification program defining the most advanced measure of sustainability in the built environment
    - Guiding principles to consider

- **Additional Considerations:**
    - FSC Wood
    - Low-Emitting Materials (LEED VOC compliant)
    - No-Added Urea Formaldehyde (UF)
    - Environmental Product Declaration (EPD)
    - Health Product Declaration (HPD)
    - Cradle-to-Cradle (C2C)

Note: Healthy material project requirements will be closely coordinated with the Sustainability Advisory Team

Healthy Interior Material Options and Goals / LBC Red List Declaration Status

RED LIST FREE products disclose 100% of ingredients present at or above 100 ppm (0.01%) in the final product and do not contain any Red List chemicals.

RED LIST APPROVED products disclose a minimum of 99% of ingredients present in the final product and meet the requirements through one or more *approved exceptions*.

DECLARED products disclose 100% of ingredients present in the final product but contain one or more Red List chemicals that are not covered by an approved exception.



Declare.

Gold Bond® High Strength Fire-Shield 60® Gypsum Board
Gold Bond Building Products, LLC
provided by National Gypsum Company

Final Assembly: Multiple US Locations
Life Expectancy: 60+ Year(s)
End of Life Options: Recyclable (100%), Landfill

Ingredients:

Gypsum Core: Gypsum; Vermiculite; STARCH; Continuous Filament Glass Fiber, Non-Respirable; Dextrose; Sodium polynaphthalenesulfonate[1]; Boric acid; Polignate Sodium; Metaphosphoric acid (H3P3O9), trisodium salt; Undisclosed (< 0.06%)[2]; Poly(oxy-1,2-ethanediyl), .alpha.-sulfo-.omega.-hydroxy-, C9-11-alkyl ethers, sodium salts; POTASSIUM SULFATE; Glycerine; Sodium bisulfate; **Paper Facing:** Mixed Recycled Paper; Starch; Alkenyl succinic anhydride

[1]LBC Temp Exception RL-009 - Formaldehyde
[2]LBC Temp Exception RL-004b - Proprietary Ingredients in Declare

Living Building Challenge Criteria: Compliant

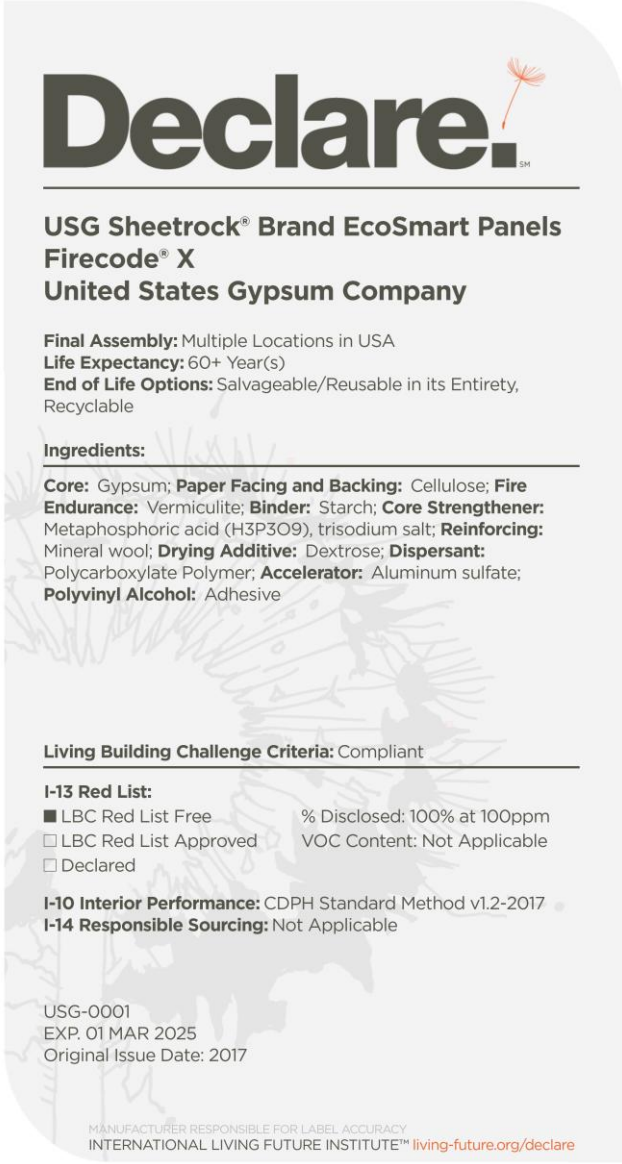
I-13 Red List:
☐ LBC Red List Free
■ LBC Red List Approved
☐ Declared

% Disclosed: 99.94% at 100ppm
VOC Content: Not Applicable

I-10 Interior Performance: CDPH Standard Method v1.2-2017
I-14 Responsible Sourcing: Not Applicable

NGC-0002
EXP. 01 MAR 2024
Original Issue Date: 2023

MANUFACTURER RESPONSIBLE FOR LABEL ACCURACY
INTERNATIONAL LIVING FUTURE INSTITUTE™ living-future.org/declare



Declare.

USG Sheetrock® Brand EcoSmart Panels Firecode® X
United States Gypsum Company

Final Assembly: Multiple Locations in USA
Life Expectancy: 60+ Year(s)
End of Life Options: Salvageable/Reusable in its Entirety, Recyclable

Ingredients:

Core: Gypsum; **Paper Facing and Backing:** Cellulose; **Fire Endurance:** Vermiculite; **Binder:** Starch; **Core Strengthener:** Metaphosphoric acid (H3P3O9), trisodium salt; **Reinforcing:** Mineral wool; **Drying Additive:** Dextrose; **Dispersant:** Polycarboxylate Polymer; **Accelerator:** Aluminum sulfate; **Polyvinyl Alcohol:** Adhesive

Living Building Challenge Criteria: Compliant

I-13 Red List:
■ LBC Red List Free
☐ LBC Red List Approved
☐ Declared

% Disclosed: 100% at 100ppm
VOC Content: Not Applicable

I-10 Interior Performance: CDPH Standard Method v1.2-2017
I-14 Responsible Sourcing: Not Applicable

USG-0001
EXP. 01 MAR 2025
Original Issue Date: 2017

MANUFACTURER RESPONSIBLE FOR LABEL ACCURACY
INTERNATIONAL LIVING FUTURE INSTITUTE™ living-future.org/declare

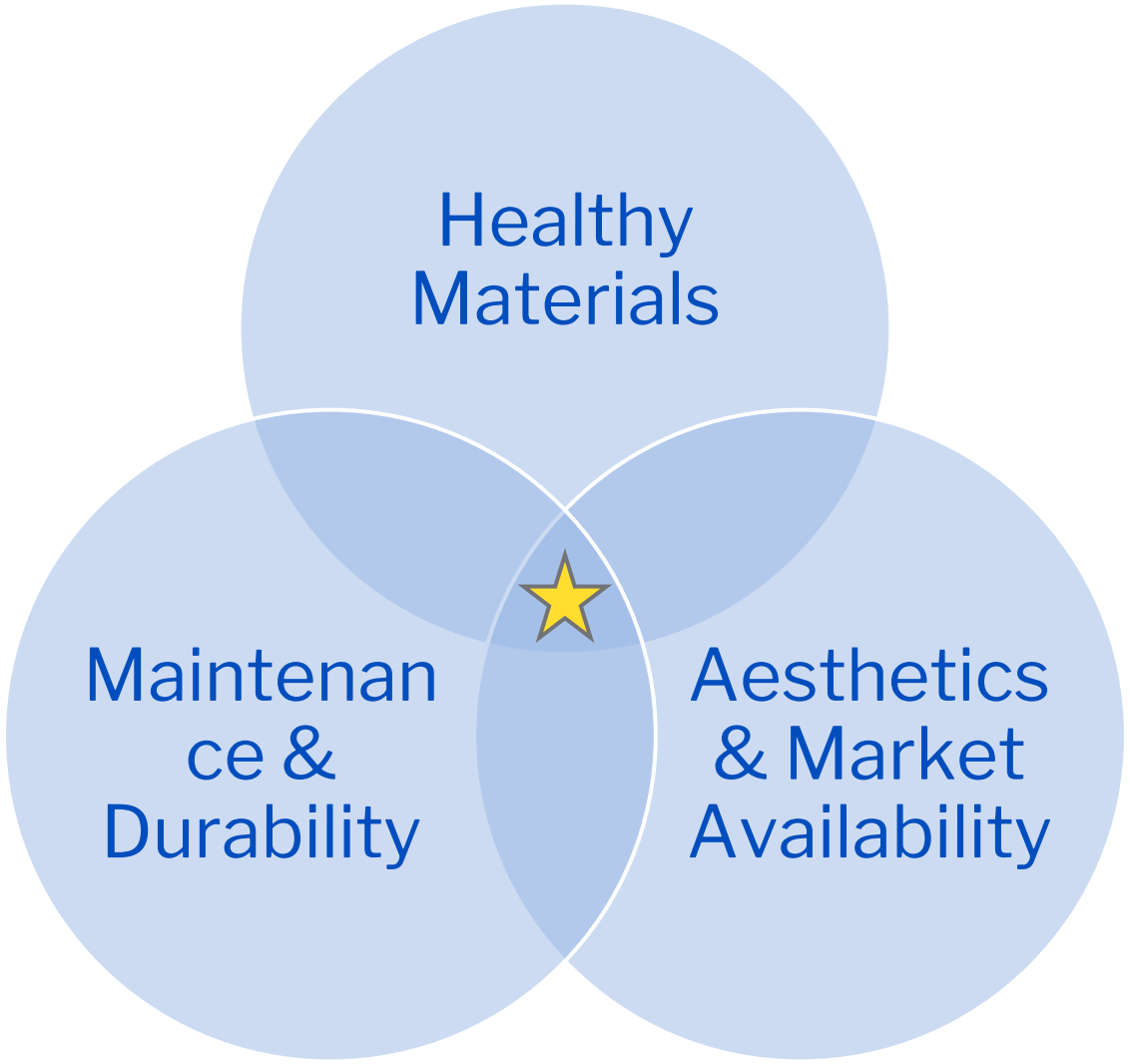
Healthy Interior Material Options and Goals / Material Considerations



No Red List Free Options in Market	Very Limited Options & Transparency in the Market	Limited Options, Increased Cost Premium	Some Added Cost Above Typical Market	Some Red List Free Options Available But Limited Options	Greater Variety, More Red List Free Options Available	Typically Red List Free or Non-Emitting
Spray Foam Insulation	Elevators	Furniture - Desking	Resilient Flooring/Wall Base	Terrazzo Flooring	Linoleum	Natural Insulation Products (Hempcrete, Sheep's Wool, etc)
	Plumbing Equipment	Adhesives & Sealants	Sheathing	Furniture – Chairs	Solid Wood Products (But Check Varnish/Finish)	Concrete
	HVAC Equipment	Mortar & Grout	Wood Decking	Concrete Floor Treatments	Blown-In Cellulose	Masonry w/out Epoxy Grout
	Electrical Wiring	Metal Doors	Paints & Coatings	Stains	Batt Insulation	Uncoated Metals (Decking, Stairs, Structural Steel, Flashing)
	Light Fixtures	Wood Doors	Interior Architectural Millwork	Clear Finishes	Rigid Board Insulation	Untreated Wood Framing and Casework
	Ceiling Fans	Overhead/Coiling Doors	Metal Roofing	Gypsum Wall Board	Ceramic Tile	Lime-Based Plaster
	Storefront	Door Hardware	Membrane Roofing	Rubber Flooring	Acoustic Ceiling Tile	
	Curtainwall	Windows	Metal Rainscreen		Carpet	
	Vinyl Flooring	Fireproofing	Blinds/Shades		Cork Flooring	
	Vinyl Products	Piping	Casework		Vapor Barriers	
			Plumbing Fixtures			
			Walk-Off Mats			

Thornton Tomasetti

Note: Materials shown are preliminary examples and not project specific; this scale is snapshot in time



Note: Healthy material project requirements will be closely coordinated with the Sustainability Advisory Team

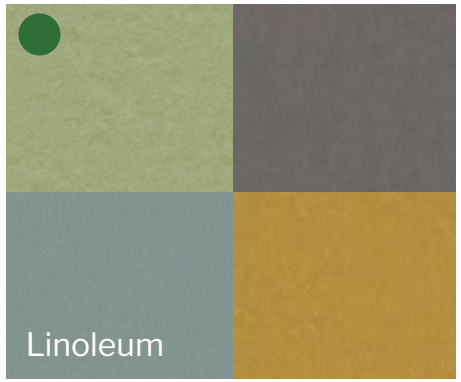
Typical Interior Materials

Red List Legend

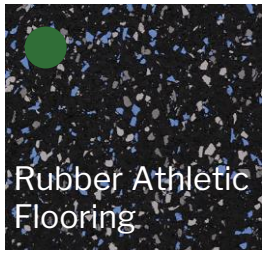
Note: Cost premiums, limited price competition, and aesthetic limitations may be associated with availability

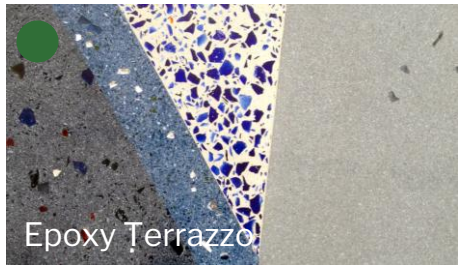
- Red List Free Products Available
- Red List Approved Products Available
- Declared Products Available

Flooring



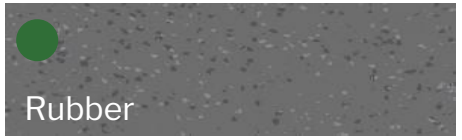






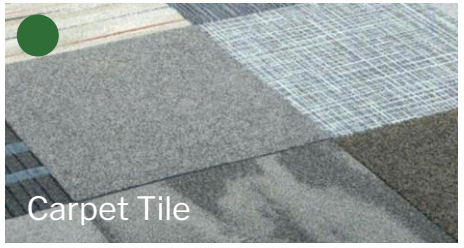


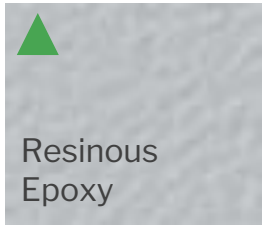




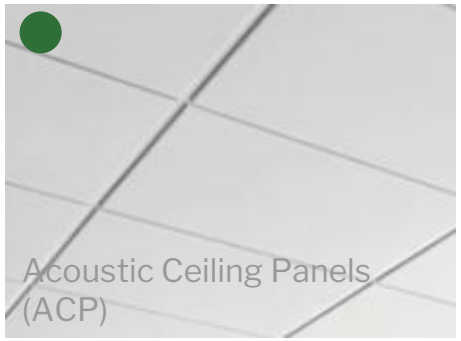


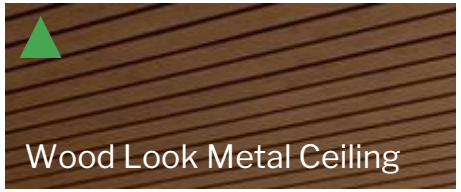






Ceilings



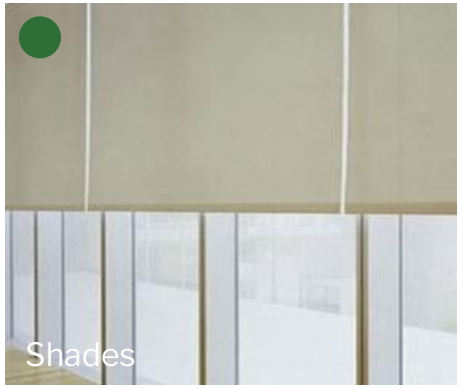






Windows





Note: Materials shown are preliminary examples and not project specific

Typical Interior Materials

Red List Legend

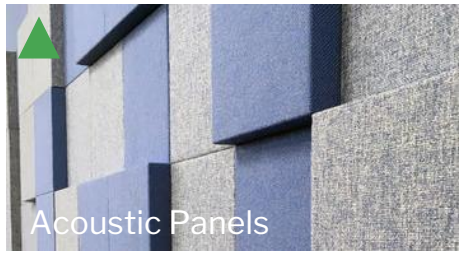
Note: Cost premiums, limited price competition, and aesthetic limitations may be associated with availability

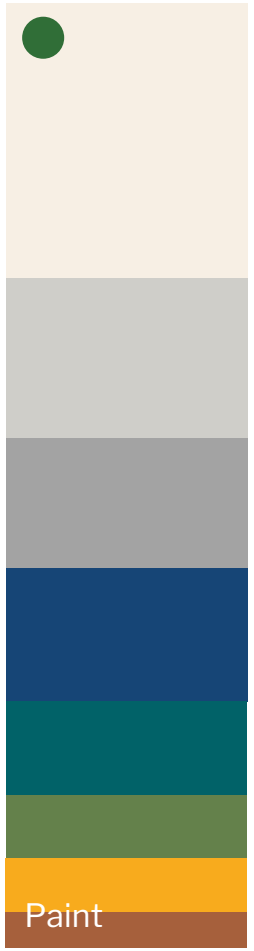
- Red List Free Products Available
- Red List Approved Products Available
- Declared Products Available

Walls



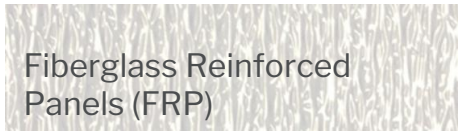




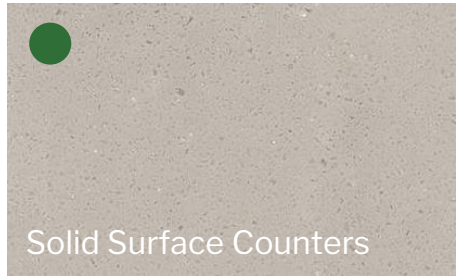




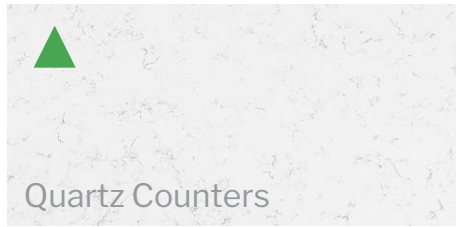




Casework and Millwork











Note: Materials shown are preliminary examples and not project specific

Typical Interior Finishes / Hallways

SMMA Recommendation

Linoleum

SMMA Recommendation (select locations)

Epoxy Terrazzo





Acoustic Ceiling Panels (ACP)

Paint

Porcelain Wall Tile

Porcelain Wall Base

Wood Accents

Ceramic Tile Accents



Typical Interior Finishes / Hallways

SMMA Recommendation

Linoleum

Alternate for Discussion

Rubber Flooring





Acoustic Ceiling Panels (ACP)

Paint

Wood Accents

Porcelain Wall Tile

Porcelain Wall Base



Typical Interior Finishes / Hallway Breakouts



SMMA Recommendation

Metal Wood Look Ceilings

Porcelain Wall Tile

Porcelain Wall Base

SMMA Recommendation

Linoleum

Wood Accents

Ceramic Tile Accents

SMMA Recommendation (select locations)

Epoxy Terrazzo



Typical Interior Finishes / Hallway Breakouts



Alternate for Discussion

Acoustic Ceiling Panels (ACP)

Paint

Porcelain Wall Tile

Wood Accents

SMMA Recommendation

Linoleum

Porcelain Wall Base

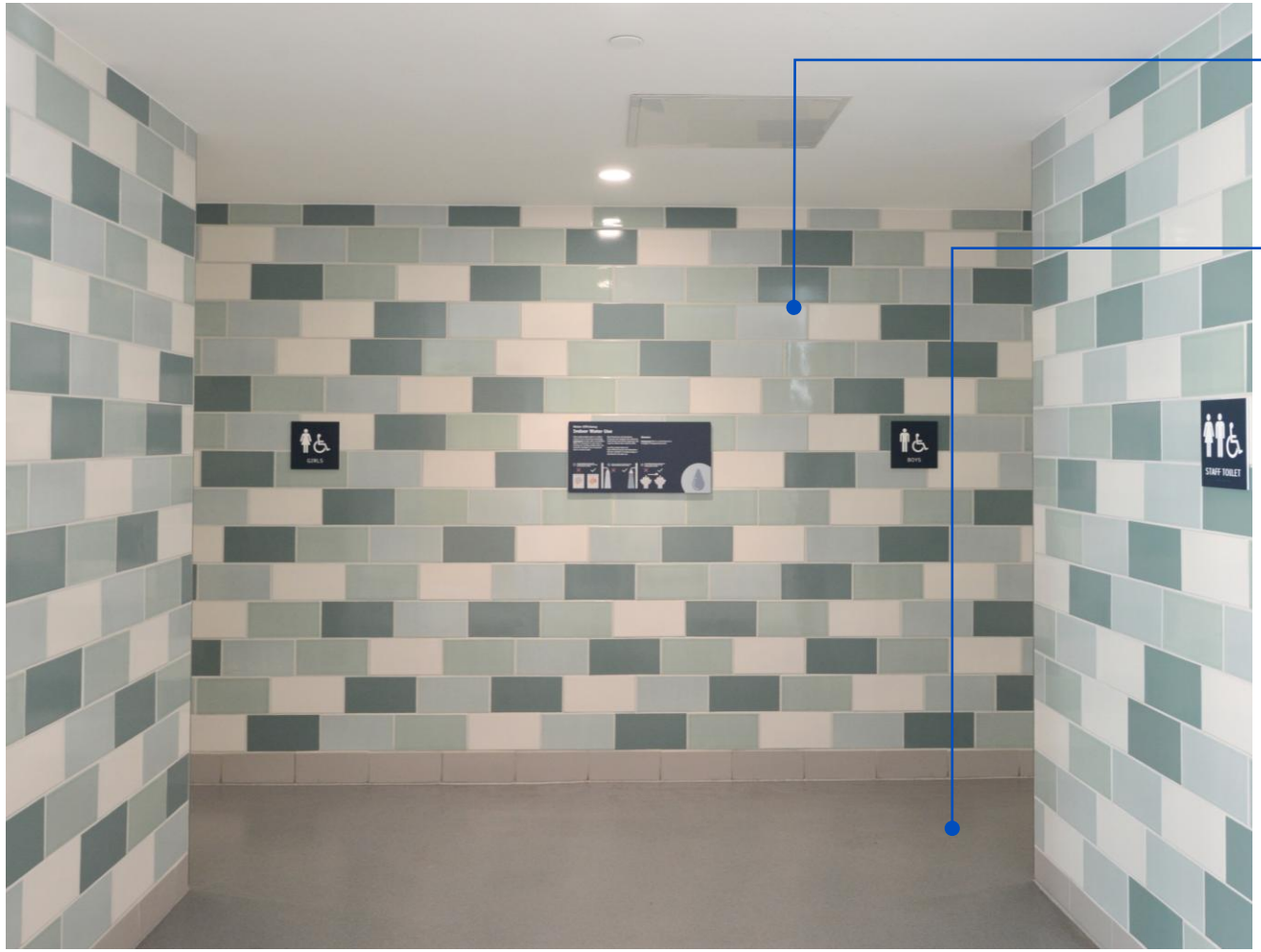
Alternate for Discussion

Carpet Tile

Rubber Wall Base



Typical Interior Finishes / Toilet Rooms



Gypsum Ceilings (GWB)

Ceramic Wall Tile

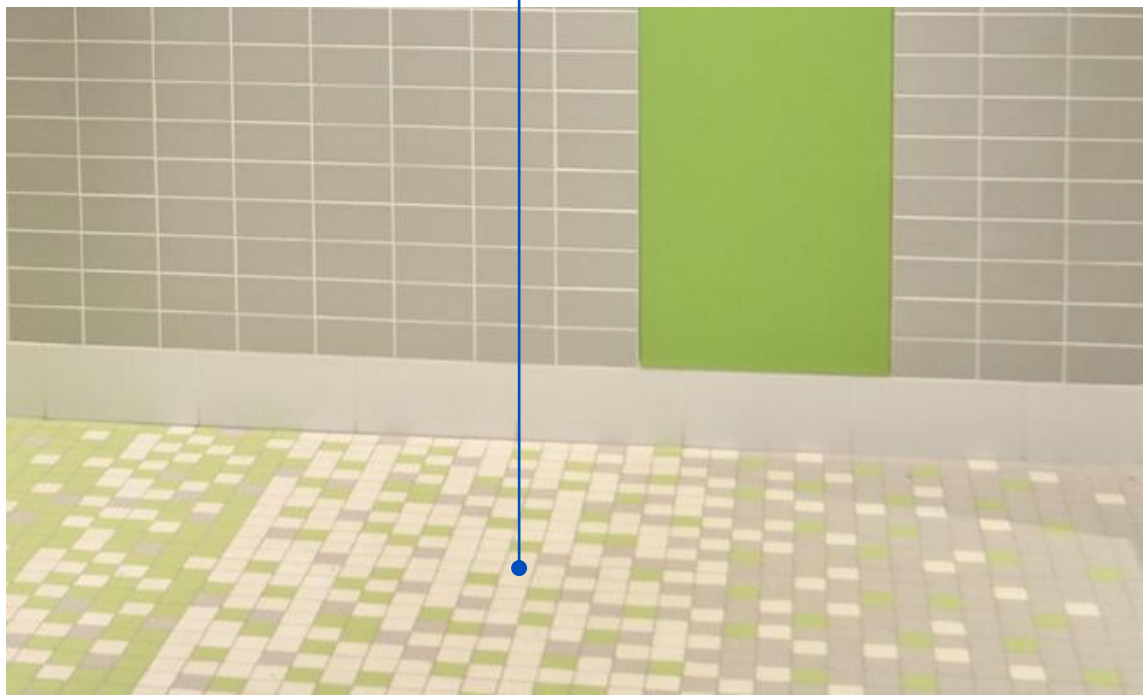
Porcelain Wall Base

SMMA Recommendation

Epoxy Flooring

Alternate for Discussion

~~Mosaic Tile Flooring~~



Typical Interior Finishes / General Classrooms



Acoustic Ceiling Panels (ACP)

Light Filtering Shades

Paint

Rubber Wall Base

Linoleum



Typical Interior Finishes / Science Labs



Acoustic Ceiling Panels (ACP)

Blackout Shades

Paint

Epoxy Countertops

Plastic Laminate Casework

Rubber Wall Base

Alternate for Discussion

Linoleum

SMMA Recommendation

Epoxy Flooring



Typical Interior Finishes / Large Group Instruction (LGI) Spaces

Wood Look Metal Ceiling

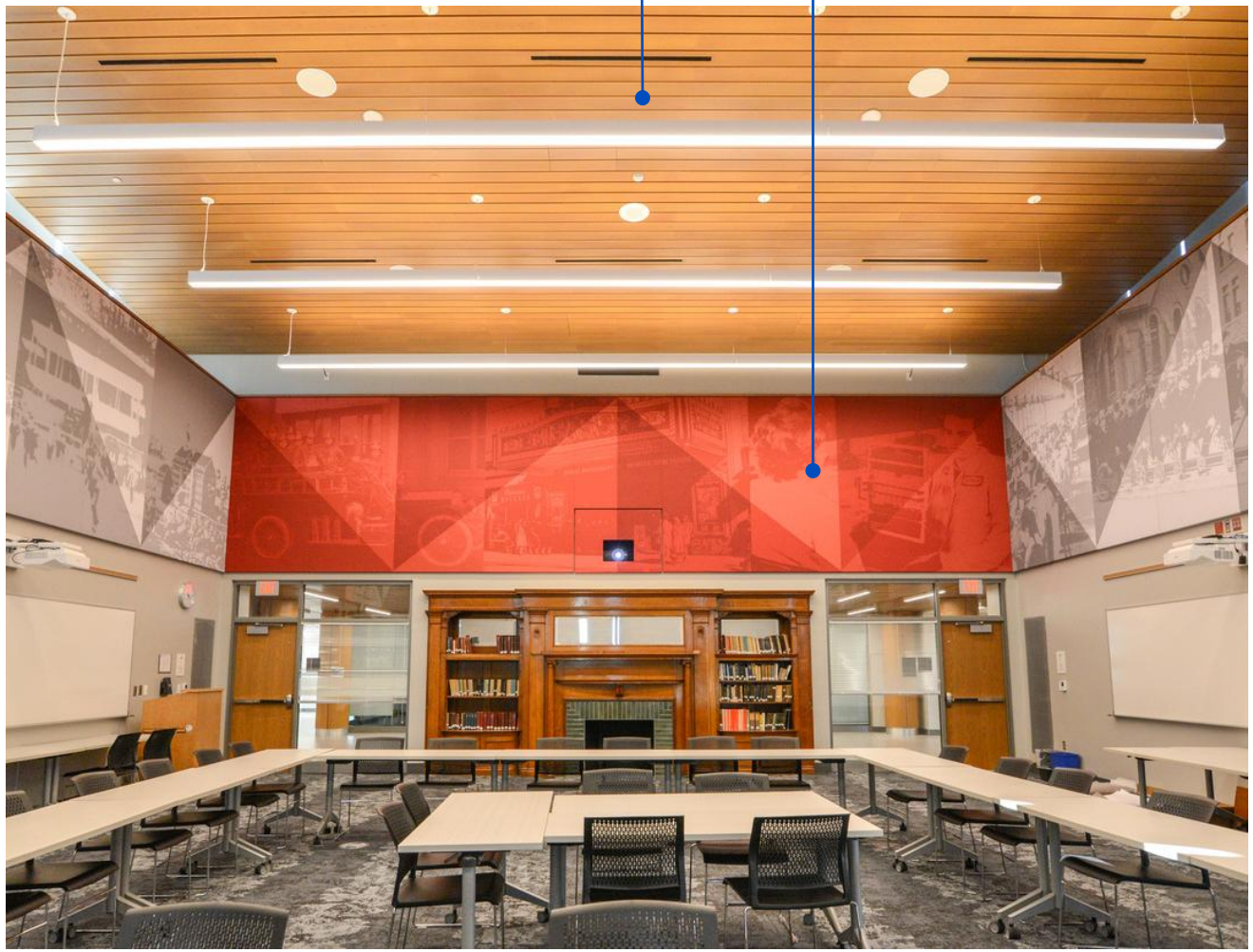
Blackout Shades

Acoustic Wall Panels

Wood Accents

Paint

Rubber Wall Base



Alternate for Discussion

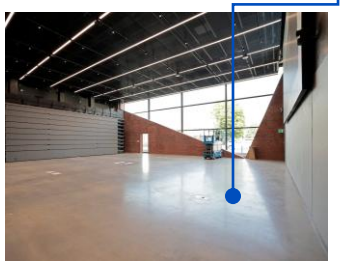
Carpet Tile

SMMA Recommendation

Polished Concrete





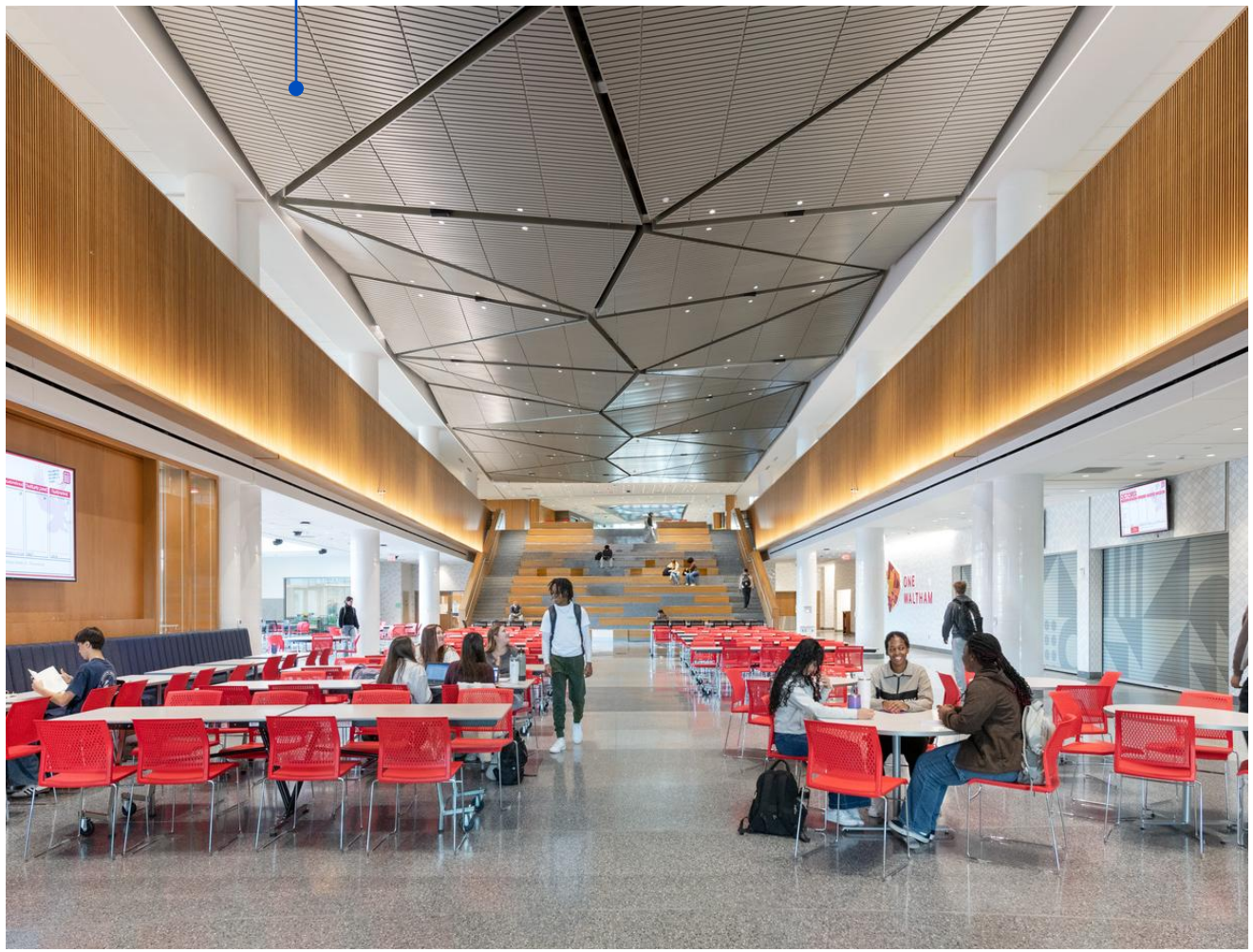


Typical Interior Finishes / Dining Commons

Specialty Metal Ceiling

Acoustic Baffles

Acoustic Ceiling Panels (ACP)





Acoustic Wall Panels (ACP)

Light Filtering Shades

Porcelain Wall Tile

Ceramic Tile Accents

Porcelain Wall Base

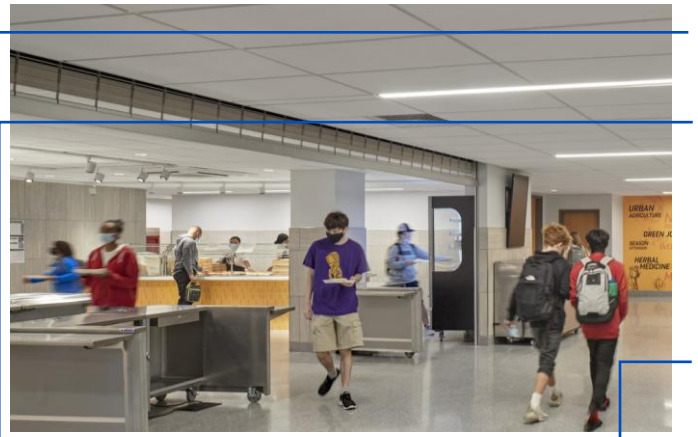
Wood Accents

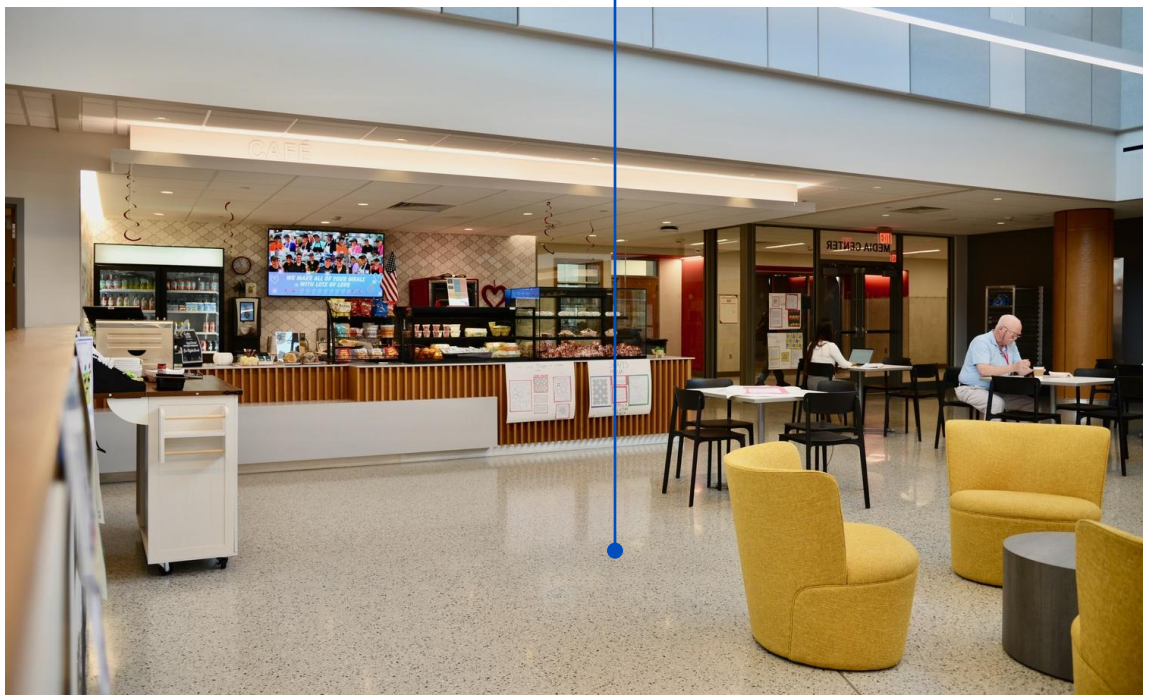
Epoxy Terrazzo



Typical Interior Finishes / Servery & Food Services







- Wood Look Metal Ceiling
- Ceramic Wall Tile
- Porcelain Wall Base
- Wood Accents
- Epoxy Terrazzo

Typical Interior Finishes / Library & Media Center



Wood Look Metal Ceiling

Light Filtering Shades

Acoustic Wall Panels

Wood Accents

Paint

Rubber Wall Base

Carpet Tile



Typical Interior Finishes / Auditorium

Alternate for Discussion

~~Hardwood Stage~~

Exposed Ceiling with Acoustic Treatment

Ceiling Reflectors

Acoustic Wall Panels

Sealed Concrete

Hardwood Wall Base

Wood Accents

Broadloom Carpet

SMMA Recommendation

Black Hardboard Stage



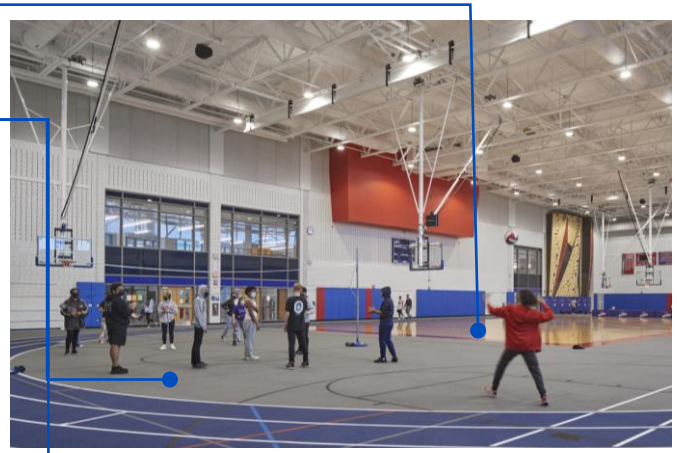


Typical Interior Finishes / Gymnasium

SMMA Recommendation
Athletic Wood Flooring

Alternate for Discussion
Rubber Athletic Flooring





Exposed Ceiling with Acoustic Treatment

Light Filtering Shades

Acoustic Wall Panels

Ground Faced CMU

Wall Pads



Typical Interior Finishes / Office & Administrative Spaces



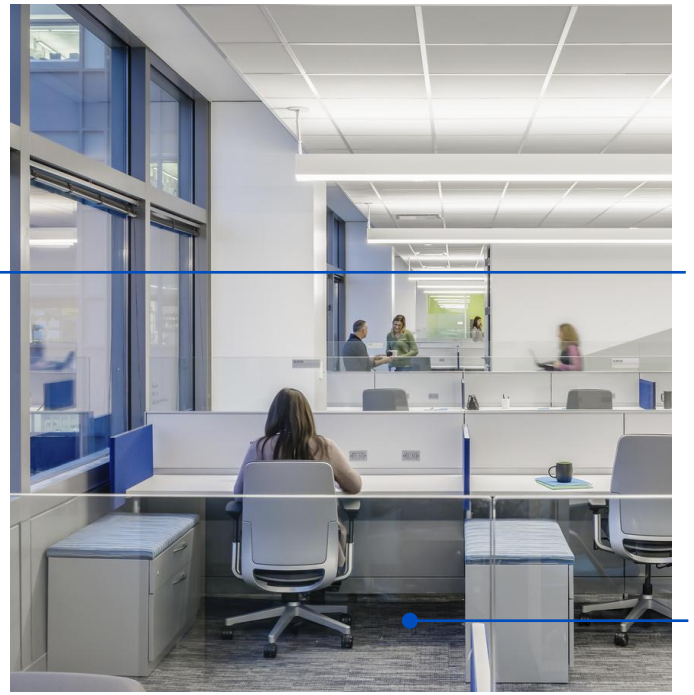


Acoustic Ceiling Panels (ACP)

Paint

Solid Surface Millwork

Wood Accents



Porcelain Base

Epoxy Terrazzo

Rubber Wall Base

Carpet Tile

Next Steps



Project Timeline and Construction Phasing Approach

TODAY

MSBA Approval
April 2027

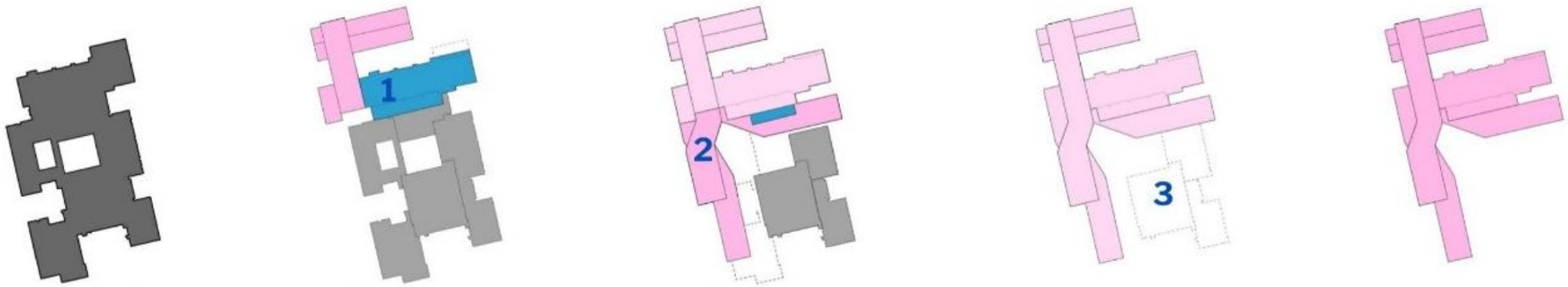
City Vote
June 8, 2027

2026 | 2027 | 2028 | 2029 | 2031 | 2032 | 2033 | 2034

Feasibility Study	Schematic Design	Approvals	Design Development	Construction Documents	Bid / Construction
10/2025—6/2026	*8/2026—4/2027*		*6/2027—6/2028*	*7/2028—5/2029*	*6/2028—7/2033 (building) Sitework complete 2034*

1 2 3 4

Advisory Team Meetings



Existing Building Footprint
Existing Building to Remain
Current Phase - Renovation
Current Phase - New Construction/ Completed Building Footprint
Prior Phase

1	Listen	12/16
2	Review & Respond	1/15
3	Confirm & Recommend	3/10
4	Reconvene	10/27
5	Design Development	9/2027

Thank you

