smma

Advisory Team - Interior & Exterior Design 4

Project Name:	Medford High School	Project Number:	25100
RE:	Advisory Team - Interior & Exterior Design	Meeting Date:	10/27/2026
Prepared by:	Helen Fantini	Meeting Number:	04
Distribution:	Attendees		

Owner

- ◯ Lujayen Alsayrafi, *MHS Student*
- ✓ Libby Brown, *SBC Member*
- ◯ Alex Bushkoff, *Medford Resident*
- ◯ Marta Cabral, *MHS Principal*
- ◯ Griscel Diaz, *Medford Resident*
- ◯ Chloe Dorcellus, *MHS Student*
- ◯ Paul Ellis, *Medford Resident*
- ✓ Suzanne B. Galusi, *MPS Interim Superintendent*
- ✓ Jenny Graham, *SBC Chair, School Committee Vice Chair*
- ✓ Brian Hilliard, *SBC Member*
- ◯ Din Ho
- ✓ Ken Lord, *MPS Chief Operating Officer*
- ◯ Nicole Morell, SBC Member
- ◯ William Pipicelli, MPS Communications
- ✓ Jennifer Rigano, *Medford Teacher*
- ◯ Annemarie Rigas, *Medford Parent*
- ◯ Paul Ruseau, *SBC Member, School Committee Member*
- ◯ Jesse B. Strauss, *Medford Resident*
- ◯ Delia Wendel, *Medford Resident*
- ✓ Eric Zeckman, *Medford Resident*

SMMA

- ✓ Soala Ajienka, *Architectural Designer*
- ◯ Lucas Carriere, *Architectural Designer*
- ✓ Helen Fantini, *Project Manager*
- ✓ Sarah Long, *Sr. Interior Designer*
- ✓ *Michael Reid, Design Architect*
- ✓ Michael Pardek, *Director of Design, Architect*
- ✓ Matt Rice, *Principal-in-Charge, Architect*
- ✓ Abigail Ransmeier, *Head of Research*
- ◯ Jamay Li, *Architectural Designer*

Leftfield

- ✓ Jen Carlson, *Project Director*
- ◯ Linda Liporto, *Project Manager*

Item No.	Action	Discussion
04.01	Record	**Meeting #4 Agenda** • Welcome & Introductions • Advisory Team Recommendation Development • Next Steps
04.02	Record	**Welcome** • Timeline Update: Project has now concluded the Feasibility Study and is well into Schematic Design, at which point in time the project scope and budget is established.
04.03	Record	**Design Goals & Values (Feasibility Phase Re-cap)** • Design focus on Medford's future, not only its past • Materials should feel modern but also warm and welcoming • Materials should be durable and timeless • Promote student identity, pride and emotional well-being • Create strong indoor-outdoor connections • Maximize daylighting and views • Exterior design should be rooted in Medford's landscape and geology • MHS should be a true civic asset and gathering place for the entire community

		• Foster democracy and openness through offering diverse ways to exchange ideas and moments to unite • Welcoming and visible entrances • Preserve and maximize connection to the Fells and Boston skyline • SMMA noted that these goals will be layered with other project requirements and organized via a design concept to produce a cohesive end design
04.04	Record	**Existing Building Legacy** • Review of architectural examples from the community to draw from strengths - for example, durability of materials used in the city. • Existing high school demonstrates the concepts of modern architecture - a "machine for living" - clean, simple, ordered, set apart from nature

04.05	Record	**Overall Design Concept**
		• The school as a bridge; an intersection of City and Nature
		• Integration rather than separation - work with and draw inspiration from nature
		  ○ Ecological paradigm
		  ○ Holistic environment for learning
		  ○ Creating a sense of place, transparency, and openness
		  ○ Promotes well-being
		• Weave the landscape into the building

04.06	Record	**Exterior Design Drivers**
		• Building solar orientation affects the envelope design and location of program
		• Solar heat gain and glare requires control while maximizing views to the exterior
		  ○ Studies begin to overlay the quantitative and the qualitative of each façade
		  ○ Solar treatment will be intentional and purpose-driven as opposed to purely ornamental; looking to screening of the forest as inspiration
		• Solar panels integrated in a high canopy forms a "cornice" for the N/S portion of the building
		• Propose use of a granite base with masonry above
		  ○ Potential to alternate some of the coursing of the masonry to give a more organic feel
		• Alternate materials to break up mass
		  ○ Transparency will be studied as related to program needs. More public/collaborative spaces will be more visible
		• Use of tall, canted columns at main entry points signaling a way into the building; evocative of the forest and tree trunks
		• Typical exterior material types were reviewed; investigation will continue in ways to bring warmth and variation
		
		<u>Discussion/Comments</u>
		• Question: How will the façade of the existing gym be addressed?
		  ○ Response: re-cladding will be required to meet energy code - will likely be brick or CMU. There will also be mechanical equipment on those roofs that will need to be shielded.
		• Question: What will the southern-most façade look like as someone enters the site - will that entry to the ECC appear to be welcoming and feel like an entrance?
		  ○ Response: this area does require more study; hierarchy of entrances important while having a similar entry language is important
		• Question: Will the PV canopy be too "heavy handed?" Also, there is a concern that screening elements could be value-engineered out of the project.
		  ○ Response: PV canopy will be required if NZE is to be achieved and will need to be included in the project cost to maintain this goal as has been reviewed by the Sustainability & Systems Advisory Team. Mechanical units will require acoustical screening to meet Mass DEP requirements and therefore could not be value engineered out of the project.
		• Comment: Could the high canopy be lightened up or expressed more obviously as PV panels?
		• Comment: Compliments on the canted columns as a reference to the Fells - could this be expressed more throughout the design?

04.07	Record	**Main Entry & Heart of the School** • Review of the "nexus" of the school; studying sense of space and light, not materiality at this point • Desire to bring the forest inside; looking to be a bit more playful and transparent ○ Potential to bring in more canted columns into this space • Entry is at the 2nd floor level

		○ Learning stairs lead up to the dining commons on the 3rd floor. Stairs are an inherent need due to the topography of the site. SMMA confirmed an elevator is immediately adjacent to provide an analogous experience. • Public space with access to dining, media center and innovation labs <u>Discussion/Comments</u> • Comment: Based on District input, concerns about student seating along railings/double height spaces were heard and SMMA will study the extent of openness as the design progresses
04.08	Record	**Main Street & Collaboration Areas** • Monumental stair concepts presented: ○ Option 1: Cascade stair ▪ Visually connects level 3 to upper floors with placemaking nodes at each landing ○ Option 2 (SMMA recommendation): Waterfall stair ▪ More centrally located and allows for consistent location and alignment of placemaking spaces across floors • Based on District input, the waterfall stair is preferred for efficiency <u>Discussion/Comments</u> • Comment: Likes the simplicity of the interior and suggests that the exterior approach could take some of the same cues • Comment: Agreement that the waterfall stair is the right approach • Question: Could there be a skylight at the top of the waterfall stair? ○ Response: bringing in light above the gym space from the side, but activating from above can be studied with PV requirements • Question: Could the PV canopy be retracted above the breezeway and light or trees be brought into that area? ○ Response: studying outdoor terrace locations as well as ways to integrate landscaping • Question: Will there be operable windows? ○ Response: they will be included in classrooms and are exploring this in the dining area vis-a-vis natural ventilation. • Comment: Branding and student art will need to be incorporated and is important to MHS. ○ Response: SMMA confirmed that color, graphics, and student art will be layered onto the base design intentionally
04.09	Record	**Interior Design & Approach to Materials** • Interior and exterior design goals are interconnected • 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. • 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. • 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. • 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. • Guiding design elements will help achieve interior design goals
04.10	Record	**Healthy Material Options and Goals** • Review of different certification and requirements currently available for interior materials • Interior materials will be tied to overall project sustainability goals • Priority is for healthy building materials. The team will evaluate this holistically • Red List is one way to frame healthy materials, but the building material market is not there yet in terms of achieving a fully Red List free project (potential cost premiums, limits in availability, limits in transparency and documentation) ○ SMMA to review and clarify the red list goal with the School Committee and the Sustainability & Systems Advisory Team • Interior design goal is to balance healthy materials, maintenance and durability, and aesthetics and market availability. Materials will be evaluated holistically and not only under the silo of Red List.
04.11	Record	**Interior Materials** • Goal is to define the high level material scope and establish a budget at this point in the

project
- No material selections are set in stone and material specifics will be further investigated and discussed in Design Development

- Hallways & Hallway Breakouts
    - Floors - SMMA recommends linoleum in the majority of the spaces, with epoxy terrazzo in public/higher traffic spaces; rubber flooring is a potential alternative to linoleum but comes with a cost premium
        - Carpet tile may also be investigated for Hallway Breakouts that are more off the beaten path to signify a quieter zone
    - Walls - SMMA recommends porcelain tile to approximately 7' in height with paint above; wood accents and ceramic tile accents
    - Ceilings - acoustic ceiling panels throughout Hallways; acoustic metal wood look ceilings for Hallway Breakouts
- Toilet Rooms
    - Floors - SMMA recommendation for epoxy flooring was confirmed, in lieu of mosaic tile flooring, to minimize grout lines on the floor. All agreed limiting grout on floors was preferred.
    - Walls - ceramic tile
    - Ceilings - gypsum ceilings
- General Classrooms
    - Floors - linoleum with rubber wall base
    - Walls - Paint accents
        - SMMA confirmed that teaching surfaces will be maximized within classrooms through writable and tackable surfaces
    - Ceilings - acoustic ceiling panels
- Science Labs
    - Floors - SMMA recommends carrying epoxy flooring; linoleum was also mentioned as a potential alternative
    - Walls - paint accents; plastic laminate casework with epoxy countertops
    - Ceilings - acoustic ceiling panels
- Large Group Instruction (LGI) Spaces
    - Floors - carpet tile or polished concrete (depending on use of retractable seating)
    - Walls - acoustic wall panels, paint, wood accents
    - Ceilings - acoustic wood look metal ceiling
- Dining Commons & Servery
    - Floors - epoxy terrazzo
    - Walls - porcelain wall tile with ceramic wall tile accents, wood accents, acoustic wall panels
    - Ceilings - Dining Commons will be studied as part of overall design, acoustics, and maintenance/system accessibility; specialty metal ceiling, acoustic baffles, acoustic ceiling panels as potential options; acoustic wood look metal ceiling in Servery
- Library & Media Center
    - Floors - carpet tile
        - SMMA noted that if a café element is integrated, epoxy terrazzo will be held to match the dining commons and for durability/cleanability
    - Walls - paint accents, wood accents, acoustic wall panels
    - Ceilings - wood look metal ceiling
- Auditorium
    - Stage floor - SMMA to proceed with a black hardboard stage (as requested by the district) in lieu of a hardwood stage
    - Floors - broadloom carpet at walkways and sealed concrete under fixed seating
    - Walls - acoustic controls (absorptive vs. reflective) will be closely coordinated with theater and acoustic consultants; wood accents
    - Ceilings - ceiling reflectors with acoustically treated exposed ceiling above
- Gymnasium
    - Floor - wood athletic flooring systems and rubber athletic flooring systems will be investigated based on program and existing conditions [renovation part of the building]
    - Walls - ground faced CMU, wall pads, acoustic wall panels
    - Ceilings - exposed ceiling with acoustic treatment
- Office & Admin

		○ Floors - SMMA recommends epoxy terrazzo in public facing and high traffic areas (i.e. Main Office) and carpet tile in office and conference spaces ○ Walls - paint, wood accents in public facing spaces, solid surface millwork ○ Ceiling - acoustic ceiling panels <u>Discussion/Comments</u> • Comment: Linoleum is great as is polished concrete; slip resistance and acoustics would need to be considered • Comment: Integration of wood accents ties to the Fells and other natural elements • Comment regarding use of quartz - while durable, there are potential harms to those manufacturing it and suggests that a substitute be considered ○ SMMA confirmed that solid surface will be proposed in lieu of quartz counters in administrative spaces • Comment: Duracryl should be considered in lieu of epoxy • Request for ample whiteboards throughout the building to make learning visible. ○ Response: we try to maximize the amount of available white board surfaces. Tall storage cabinets can be provided with writable whiteboard surfaces, and we will often reduce traditional tackboard and instead provide markerboards that are magnetic so the markerboards can also be used flexibly as pin-up/display areas.
04.12	SMMA	**Next Steps** ○ Schematic Design submittal is due to the MSBA on 2/25/27 ○ Citywide debt exclusion vote to fund the project is 6/8/27 ○ Next meeting will take place in Design Development