Medford High School

Medford Comprehensive High School
Building Committee Meeting

11/16/2026



Agenda

I. Roll call

II. Approvals
   A. Meeting Minutes for October 6, 2026
   B. Invoices
      - September Invoices
      - October Invoices

III. Project Commitments

IV. Advisory Team Updates
   A. Sustainability & MEP Systems
   B. Educational Plan & Equity
   C. Site, Safety & Security
   D. Interior & Exterior Design

V. Informational Mailer Draft for Approval

VI. Adjournment

Approvals

Invoice Approvals – September 2026

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	9/30/2026	LeftField	201897	OPM Feasibility Study/Schematic Design	OPM Feasibility Study Services from September 1 - 30, 2026	$ 25,000.00
0002-0000	9/30/2026	SMMA	65283	A&E Feasibility Study/Schematic Design	A&E Feasibility Study Services from September 1 - 30, 2026	$ 81,357.00
					TOTAL:	**$ 106,357.00**

Invoice Approvals – October 2026

INVOICES (Payments)						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	10/31/2026	LeftField	203556	OPM Feasibility Study/Schematic Design	OPM Feasibility Study Services from October 1 - 31, 2026	$ 25,000.00
0002-0000	11/2/2026	SMMA	65445	A&E Feasibility Study/Schematic Design	A&E Feasibility Study Services from October 1 - 31, 2026	$ 81,357.00
0003-0000	11/2/2026	SMMA	65445	Environmental & Site	Environment & Site Feasibility Study Services from October 1 - 31, 2026	$ 9,900.00
					TOTAL:	**$ 116,257.00**

Project Commitments

Feasibility Study Budget Update

Category	Feasibility Budget	Committed to Date	Spent to Date
OPM Feasibility Study/Schematic Design	$ 542,600	$ 542,600	$ 400,000
A&E Feasibility Study/Schematic Design	$ 1,591,536	$ 1,591,536	$ 1,062,714
Environmental & Site	$ 617,747	$ 646,086	$ 466,318
Uncommitted (Other)	**$ 248,117**	**$ -**	**$ -**
CM SD Precon Fee (not yet committed)		**$ 75,000**	
SUB-TOTAL	**$ 3,000,000**	**$ 2,855,222**	**$ 1,929,032**
MSBA Reimbursement to Date	**$ 693,274**	**43.34% of anticipated $1,599,600 Max Grant**	

Remaining Uncommitted	**$ 144,778**

Sustainability & MEP Systems Advisory Team

Pool Water Heating LCCA: All-electric system replacement at 25 yr.

Pool Water Heating System Type	Estimated Installation Costs ($)	Estimated Replacement Costs ($)	Estimated Maintenance Costs ($)	Estimated Energy Costs ($)	Estimated 50-yr LCCA Cost ($)	Estimated EUI (kBtu/SF/Yr)
Option 1 – Natural Gas Boilers [Code Baseline]	$819,000	$523,000	$202,000	$3,184,000	**$4,728,000**	239
Option 2 – Air to Water Heat Pump [AtWHP] with Back Up Electric Boiler	$692,000	$449,000	$170,000	$2,571,000	**$3,882,000**	106
Incremental Costs/Savings ($)	($127,000)	($74,000)	($32,000)	($613,000)	**($846,000)**	

Notes:

1. Energy Costs based on Medford's utility costs (2025-26), PPA fixed rate estimated at $0.07 (supply), for a blended utility rate of $0.18/kWh (vs. current $0.25/kWh).

2. 3% cost escalation compounded over 50 yrs for replacement, maintenance and estimated energy costs (Net Present Value).

3. Utility Incentives
   - *The Option 1-Natural Gas (fossil fuel) pool water heating option does not qualify for incentives.*
   - *The Option 2- AtWHP all-electric pool water heating system option may qualify for custom incentives to be determined as part of the utility incentives process [currently no incentives are offered for water heating heat pump systems].*
   - *The pool facility HVAC and lighting systems may qualify for Mass Save incentives, estimated to be limited per the small size of facility/equipment, pending Mass Save final review and approval.*

4. *The all-electric AtWHP/back up electric boiler option results in an estimated $846,000 savings over 50 years with an assumed Code/State requirement for an all-electric system replacement at 25 yrs (2051) or earlier.*

Sustainability and MEP Systems – Healthy and Sustainable Materials Recommendation

Original School Committee Resolution language:

- ***Prioritize LEED healthy materials points to obtain the additional 1% MSBA reimbursement.***

School Committee current Resolution language:

- ***Specify red list-free, healthy materials*** *for all materials except MEP/FP and prioritize LEED healthy materials credits necessary to obtain the maximum IAQ MSBA reimbursement to ensure superior indoor air quality for students and staff*

11.10.26 - Advisory Team Proposed Revised Resolution Language:

Specify red list-free materials as economically feasible within occupant "breathable space." Specify healthy materials for all materials and prioritize LEED healthy materials credits necessary to obtain the maximum IAQ MSBA reimbursement to ensure superior indoor air quality for all occupants.

The proposed revised language will alleviate the resolution resulting in cost premiums due to a lack of bid competition. The request is for the SBC to endorse the recommendation of the Advisory Team and bring it back to the School Committee for formal approval and adjustment of the resolution.

Sustainability and MEP Systems – Mass Timber Recommendation

The PSR Mass Timber Cost Alternates:

- TIMB1 (Replace 50% of the New Addition Structural Steel Frame with Mass Timber):
  Estimated $17,830,714 (above current $699M Total Project Cost)
- TIMB2 (Replace 100% of the New Addition Structural Steel Frame with Mass Timber):
- Estimated $35,661,427 (above current $699M Total Project Cost)

11.10.26 - Advisory Team recommendation to SBC:

- **Due to the high cost of Mass Timber, using Mass Timber for a large percentage of the New Addition Structural Frame is not recommended.**
- **Recommend pricing cost-effective mass timber alternates for acceptance/rejection by the SBC prior to finalizing the SD budget:**
  - **TIMB3 – Use Mass Timber (Dowel Laminated Timber – DLT) decking for the replacement gymnasium roof in lieu of acoustic metal roof decking**
  - **TIMB4 – Use a composite Mass Timber / Structural Steel frame for the ECC Wing in lieu of a steel frame. SMMA to develop finish adjustments in the ECC Wing to offset first cost of Mass Timber structural frame components and expose Mass Timber structural elements.**

Sustainability and MEP Systems – Mass Timber Recommendation

Two code compliant and more cost-effective mass timber options to be priced as alternates:



Fluted stacked DLT and flat stacked DLT roof panels.

TIMB3

Replace existing deteriorated tectum gym roof deck with dowel laminated timber instead of acoustic metal deck.

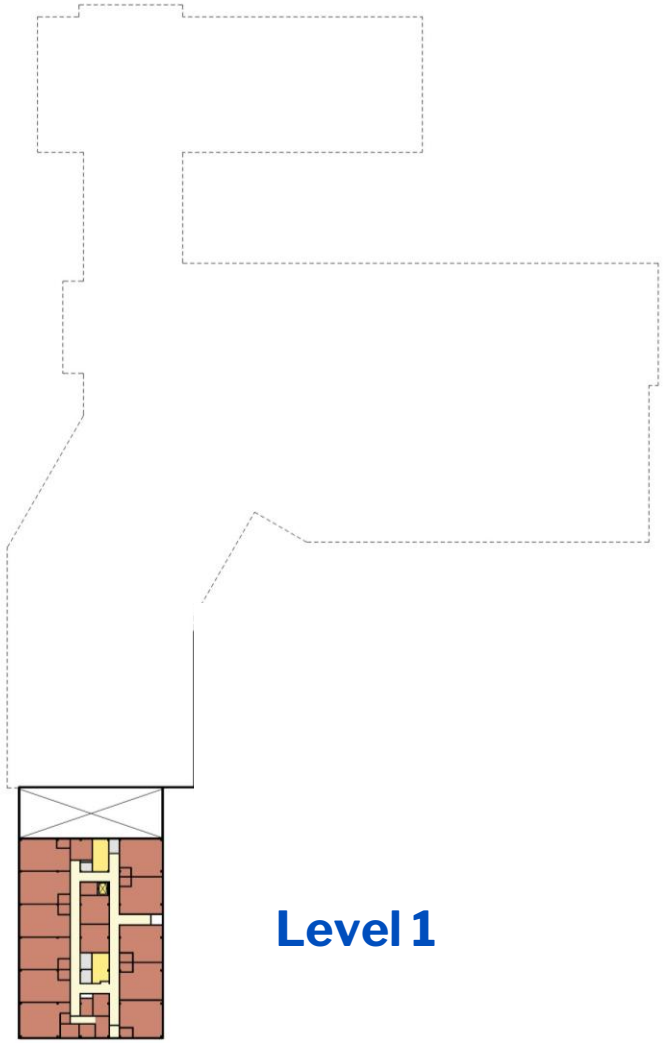


TIMB4

For the ECC Wing, replace some components of the structural steel frame with mass timber frame elements (columns, beams and/or decking)

Educational Planning & Equity Advisory Team

Education Plan & Equity – Floor Plan Diagrams



Level 1

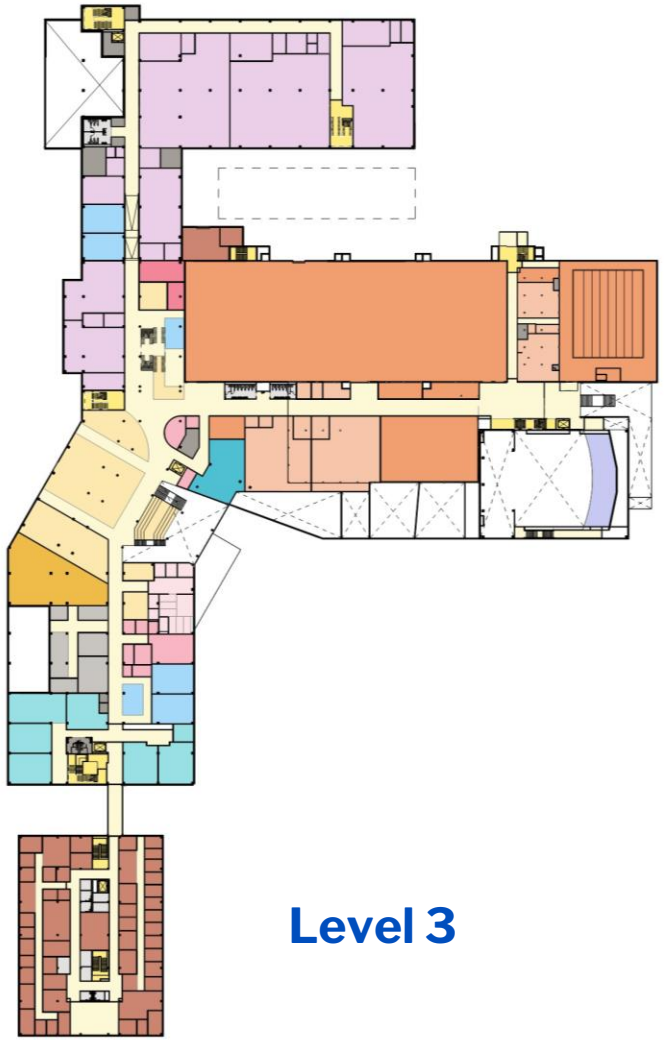


Level 2

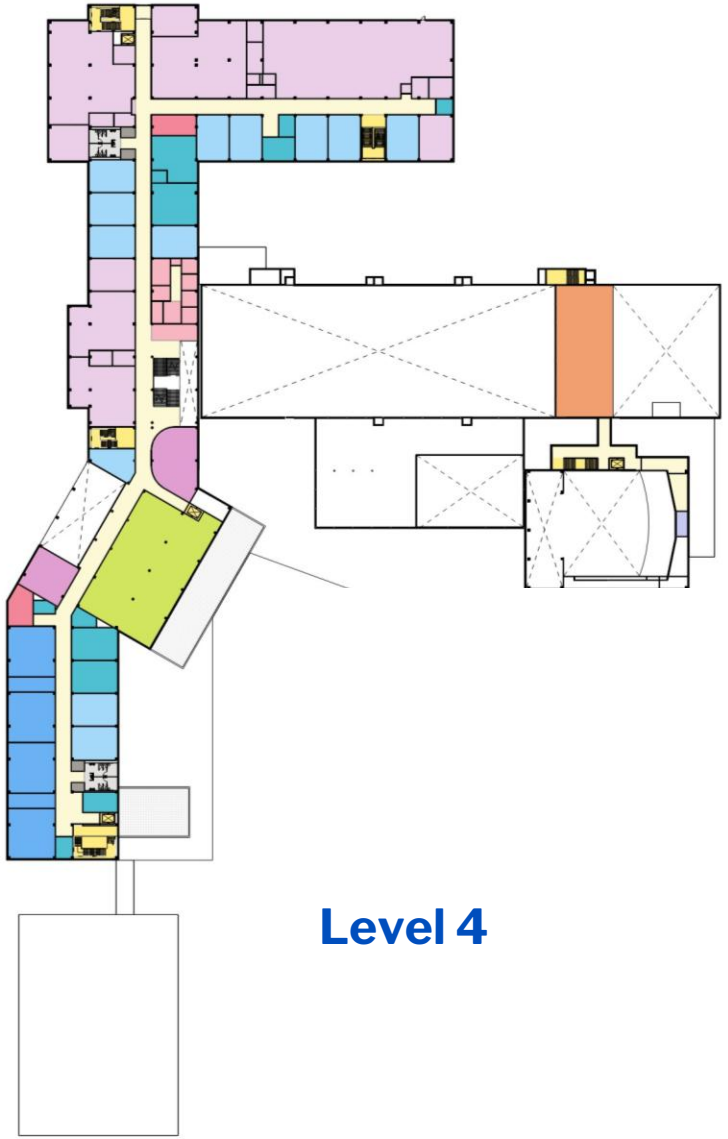
PROGRAM PLAN LEGEND

- ADMIN / GUIDANCE
- AUDITORIUM
- CHAPTER 74
- CIRCULATION
- CUSTODIAL / MAINTENANCE
- DINING COMMONS
- GENERAL EDUCATION
- GYM / PE ALT / PE STORAGE
- KITCHEN
- LOCKERS / PE OFFICES
- MECHANICAL / UNOCCUPIED
- MEDICAL
- OTHER
- SPECIAL EDUCATION
- SPECIAL EDUCATION - COLLABORATIVES / PUBLIC DAY EDUCATION
- TEACHER PLANNING / WORK ROOM
- TOILETS
- VERTICAL CIRCULATION

Education Plan & Equity – Floor Plan Diagrams



Level 3



Level 4

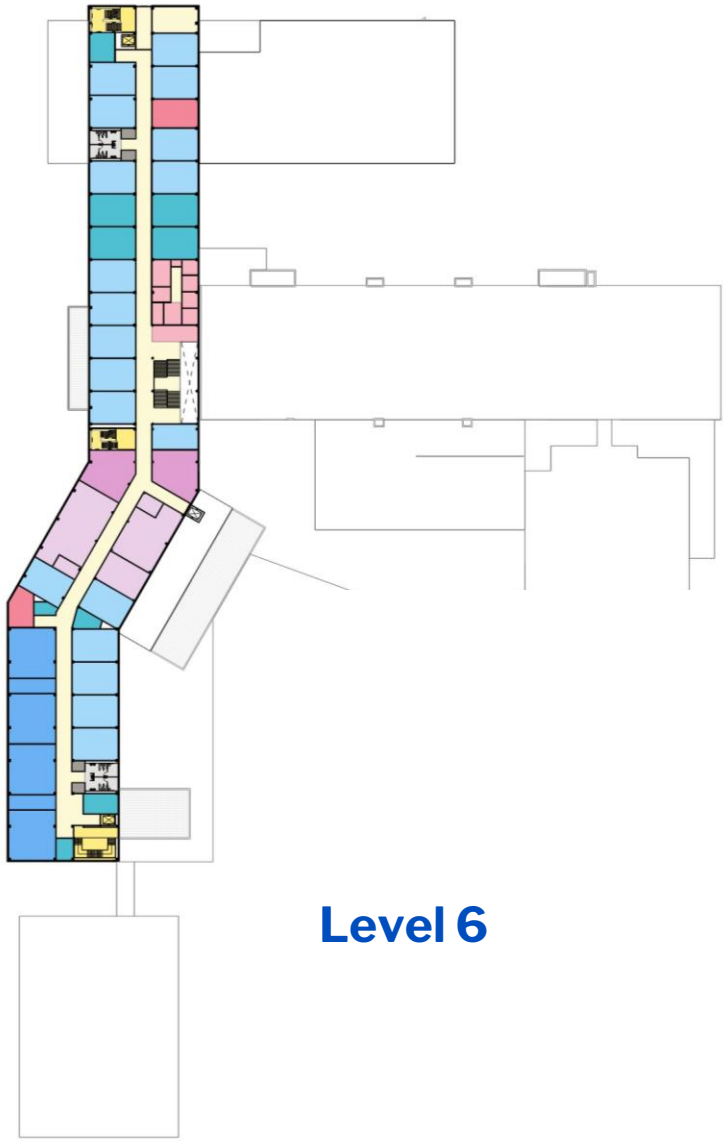
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Education Plan & Equity – Floor Plan Diagrams



Level 5



Level 6

PROGRAM PLAN LEGEND

- ADMIN / GUIDANCE
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Education Plan & Equity – Comments/ Recommendations

The Advisory Team reviewed the overall floor plan organization focusing on access, circulation and program adjacencies. High level comments from the Advisory Team during the review included:

- Appreciation of the lobby entrance at the Auditorium
- Need for purpose-built storage for instruments for Performing Arts
- Proposed retractable seating in the Large Group Instructional spaces will support flexibility of use. This space will be frequently used for a variety of activities.
- Design Team should ensure that large objects can easily move through door openings around the school, especially in and around the Auditorium/Stage.
- Design Team should ensure that the Curtis-Tufts High School has adequate office space for Related Services and Counseling needs
- Appreciation of the intentional and thoughtful clustering of similar CTE programs, while still being integrated into Learning Communities with General and Special Education spaces
- Recommendation to issue a survey to students regarding locker-usage. A poll of locker resources at other new local high schools in the area should be included in the thinking around lockers.

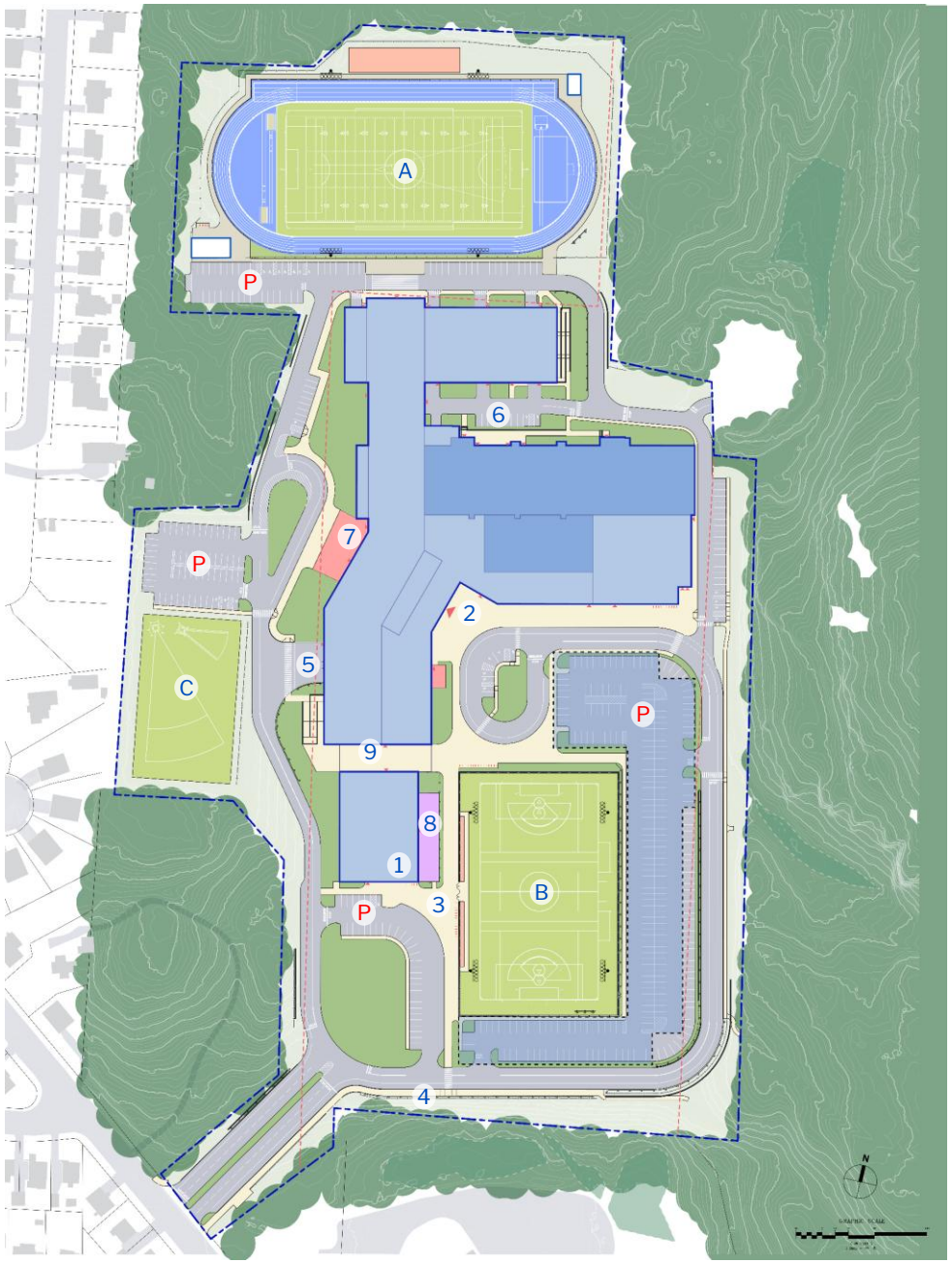
Site, Safety & Security Advisory Team

SD Design Review / Updated Site Plan

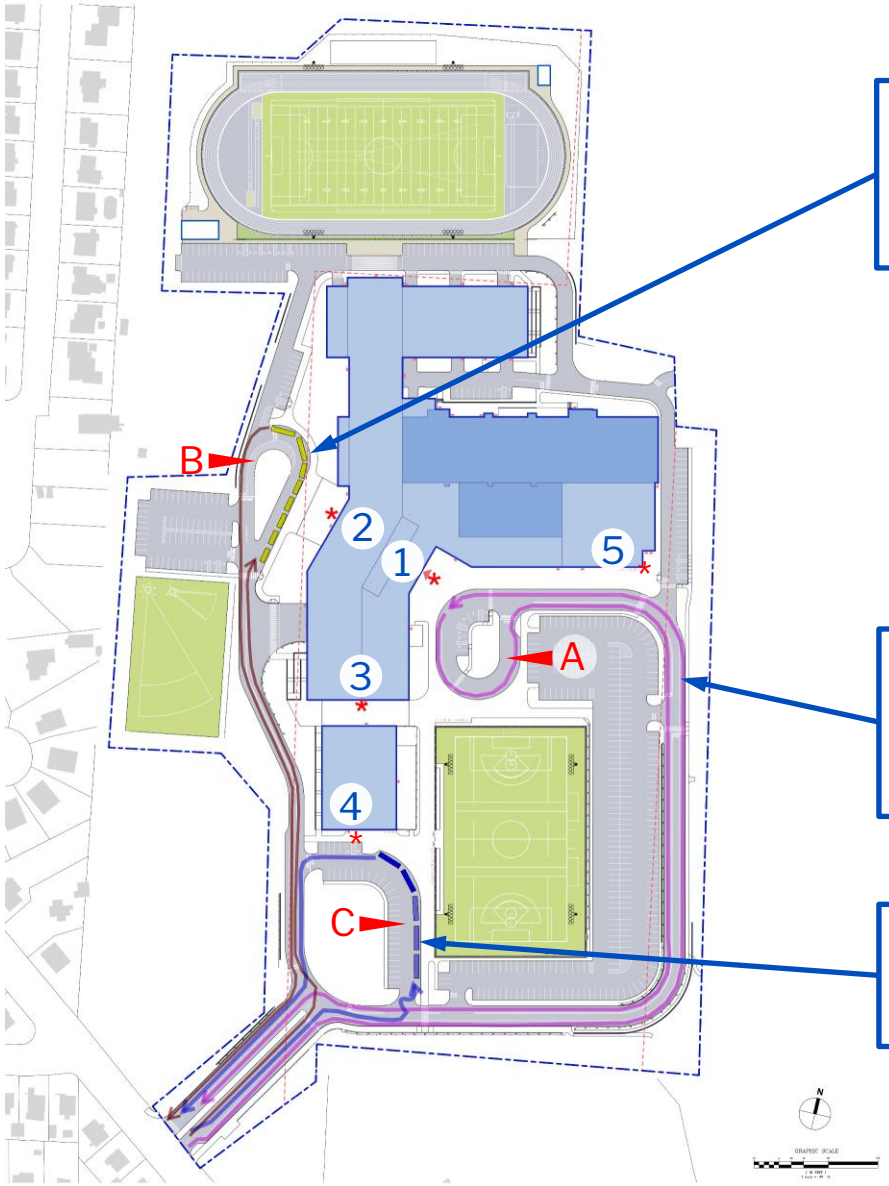
- Site Boundary
- Deed Restriction
- New Addition Mass
- Renovated Mass
- Photovoltaics over Parking

- (1) Early Childhood Entrance
- (2) High School Dropoff
- (3) MBTA School Bus Dropoff
- (4) Pedestrian Access
- (5) Loading
- (6) CTE Courtyard
- (7) Outdoor Dining
- (8) Play Space
- (9) Curtis Tufts Entrance

- (A) Track and Synthetic Turf Field
- (B) Multi-sports Synthetic Turf Field
- (C) Natural Turf Practice Field
- (P) Parking



SD Design Review / Medford High School / Curtis Tufts High School Circulation



School Bus/ Special Ed Drop Off
-2 (40') Yellow Buses
-6 (25') Special Ed Vehicles

Passenger Vehicle Drop Off
-80 Passenger Vehicles
-2,100'

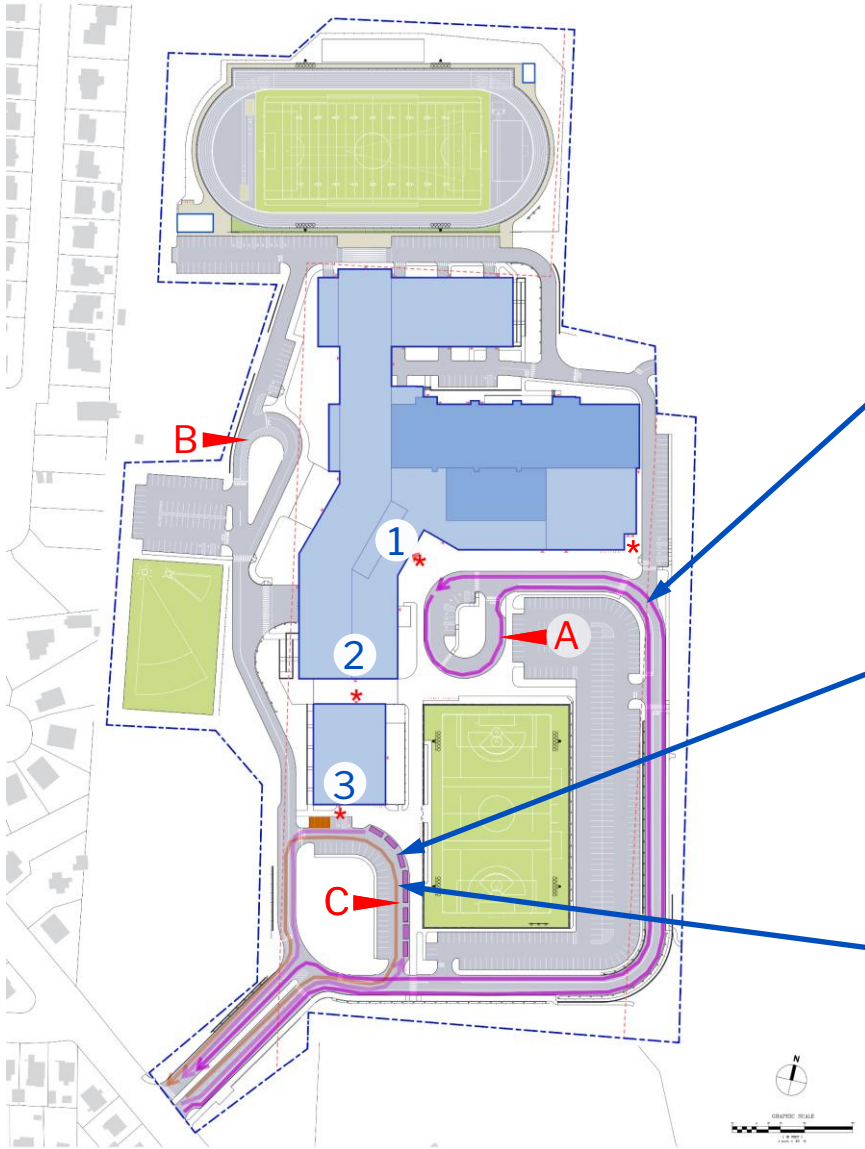
MBTA Bus Queue
-5 (40') MBTA Standard Buses

Legend

1. Main Entry
2. Dining Commons Entry
3. Curtis Tufts Entry
4. Early Childcare Center Entry
5. Event Entry

A. Main Entry Loop
B. Dining Commons Loop
C. ECC Loop

SD Design Review / Early Childcare Center Circulation



Passenger Vehicle Drop Off
-80 Passenger Vehicles
-2,100'

MEEP Special Ed Drop Off
-8 (25') Special Ed Vehicles

Kids' Corner Parent Drop Off
-4 Infant Pick Up and Drop Off Parking Spaces

Legend

1. Main Entry
2. Second Floor ECC Entry
3. Early Childcare Center Entry

A. Main Entry Loop
B. Dining Commons Loop
C. ECC Loop

SD Design Review / School ID Sign Options







Masonry with LED Internally Illuminated Message Board



Masonry with External Lighting

11.02.26 - Advisory Team Recommendation to SBC:
Design to include a masonry school identification sign with external lighting in lieu of an internally illuminated message board type

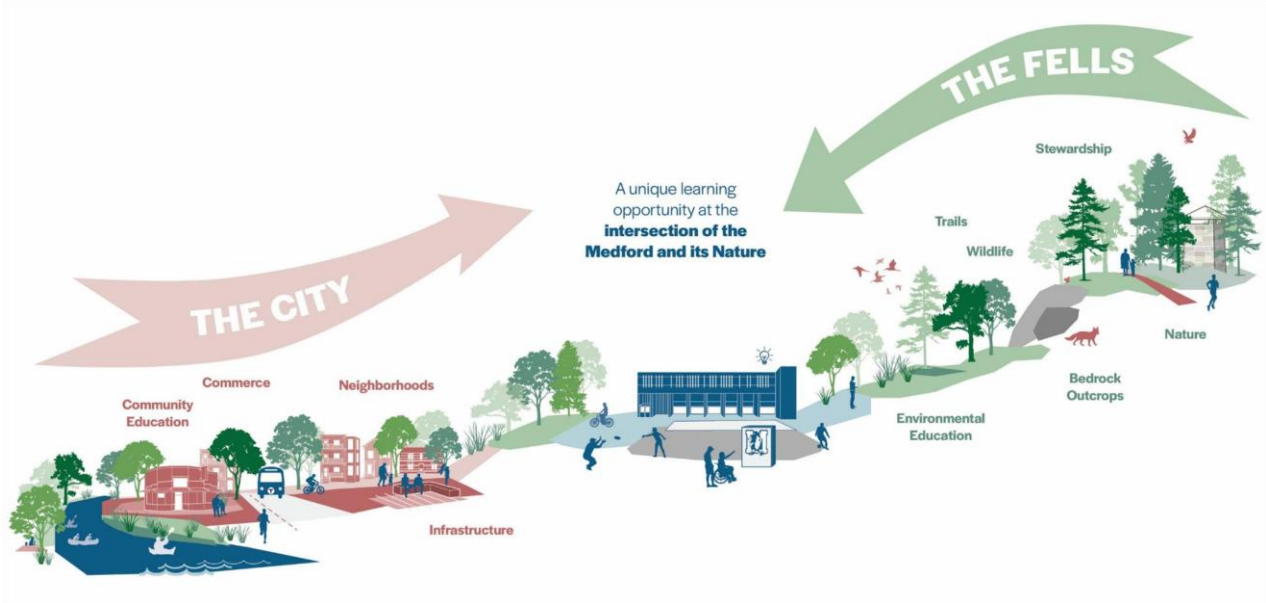
Interior & Exterior Design Advisory Team

Exterior Design – Design Concept - City and Fells









School as Bridge
Intersection of City and Nature







smma LeftField

Exterior Design Concept - City and Fells

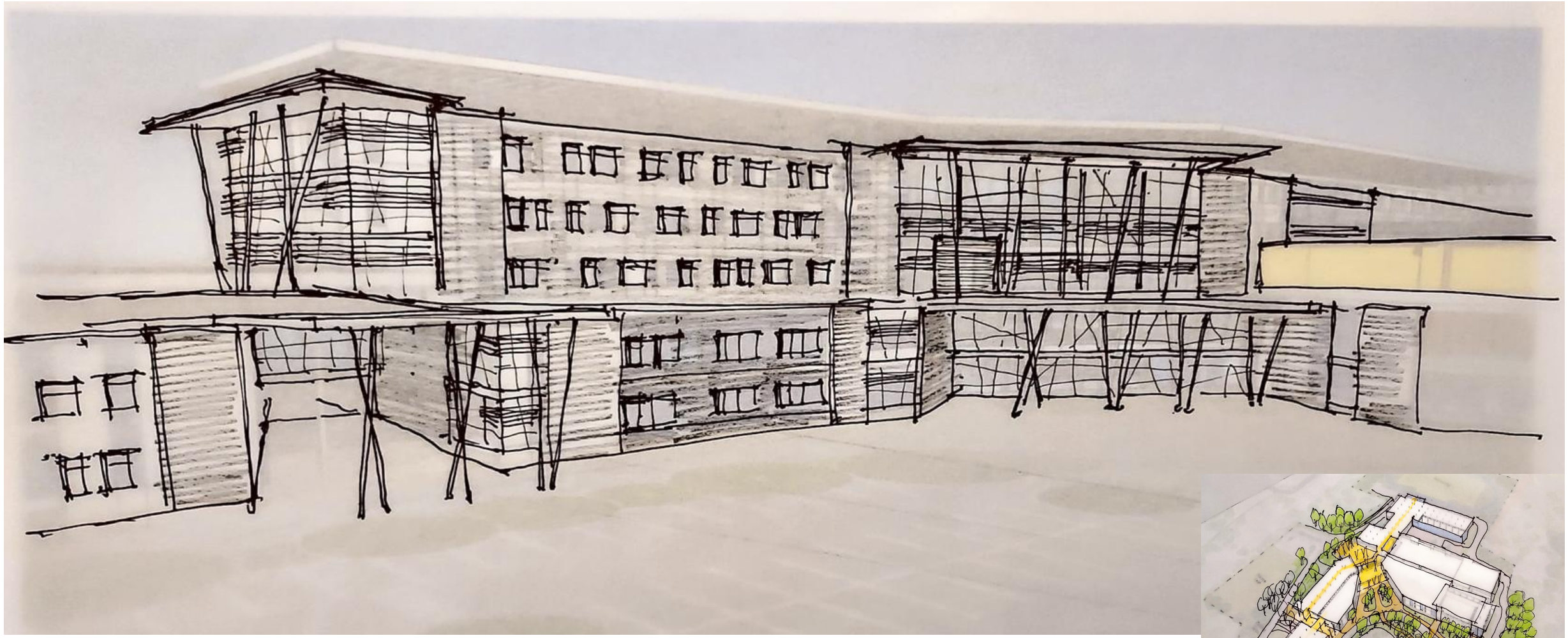


Why this Concept?

- **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

smma LeftField

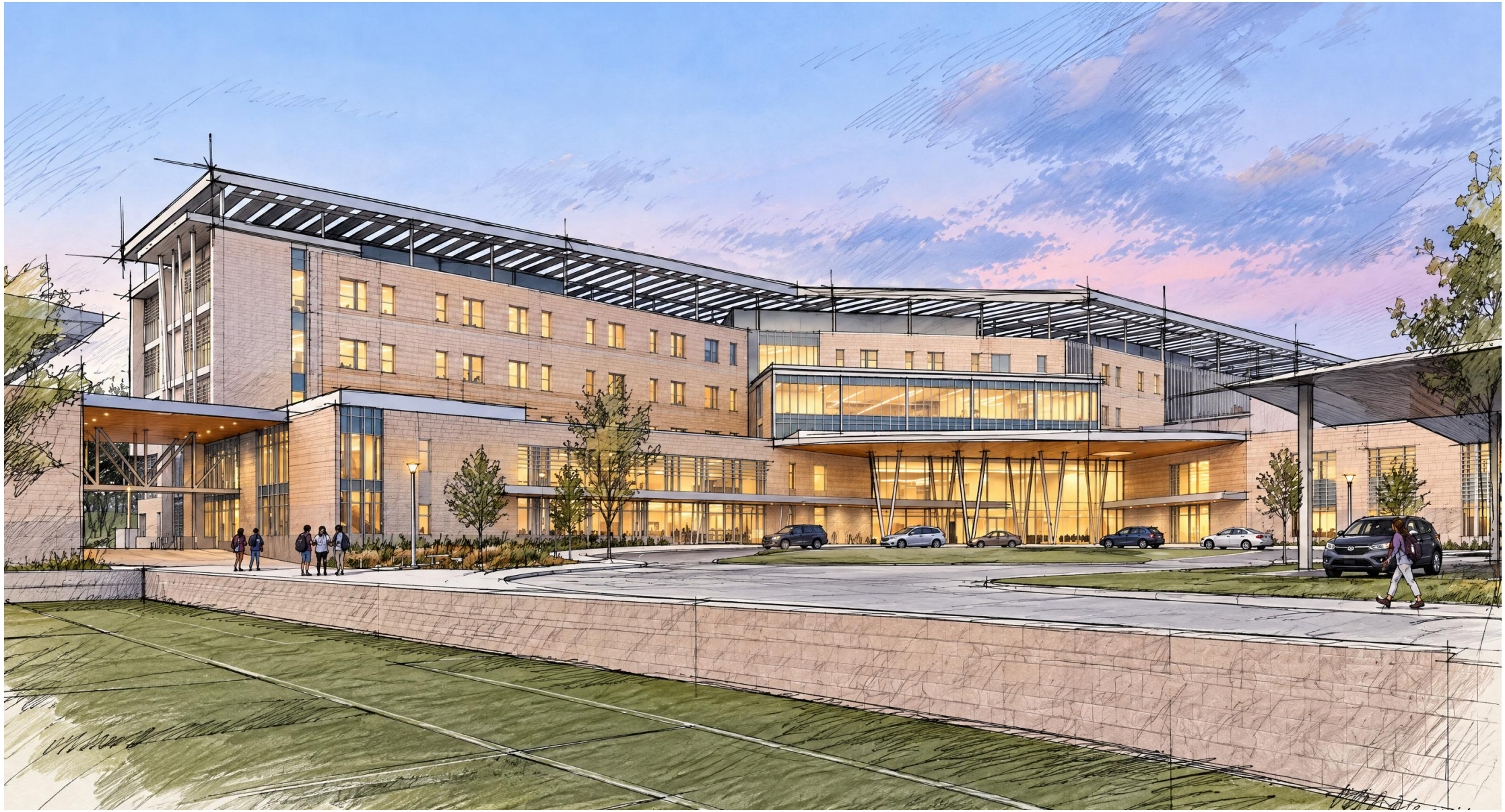
Exterior Design - Concept Studies



Exterior Design – Aerial Perspective



Exterior Design – Field / Entry View



Main Entry

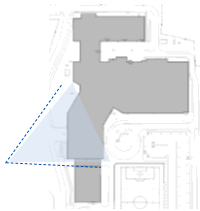


Key Plan Diagram

Exterior Design – Western Elevation View from Practice Field



West Side

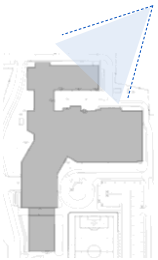


Key Plan Diagram

Exterior Design – Northern Elevation View from new Track / Field



Northeast View

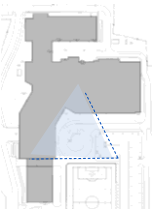


Key Plan Diagram

Exterior Design – Main High School Entry View



Main Entry View

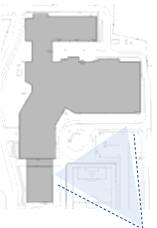


Key Plan Diagram

Exterior Design – Entry Drive / View from Southern Field

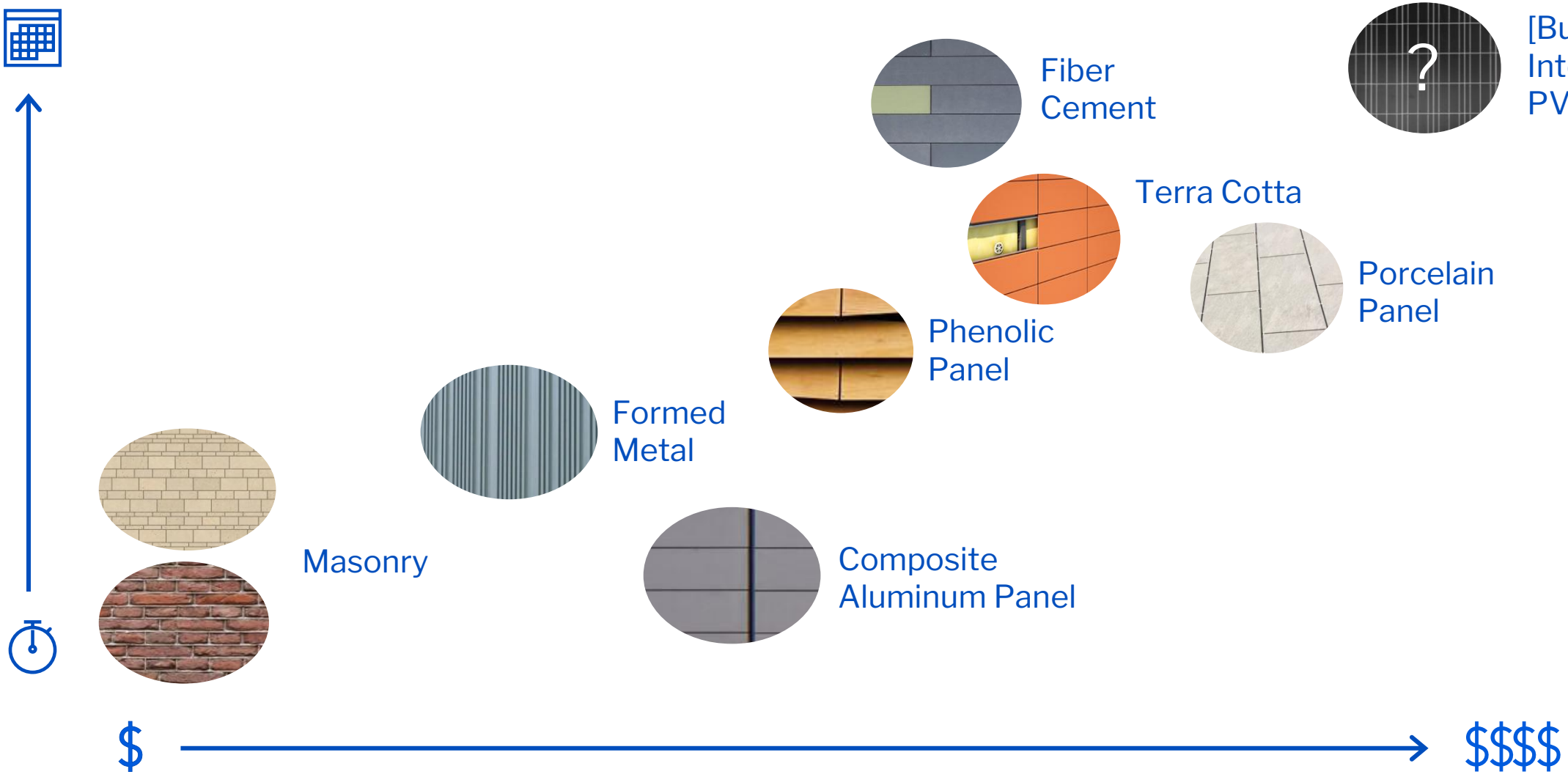


Southeast Afternoon View



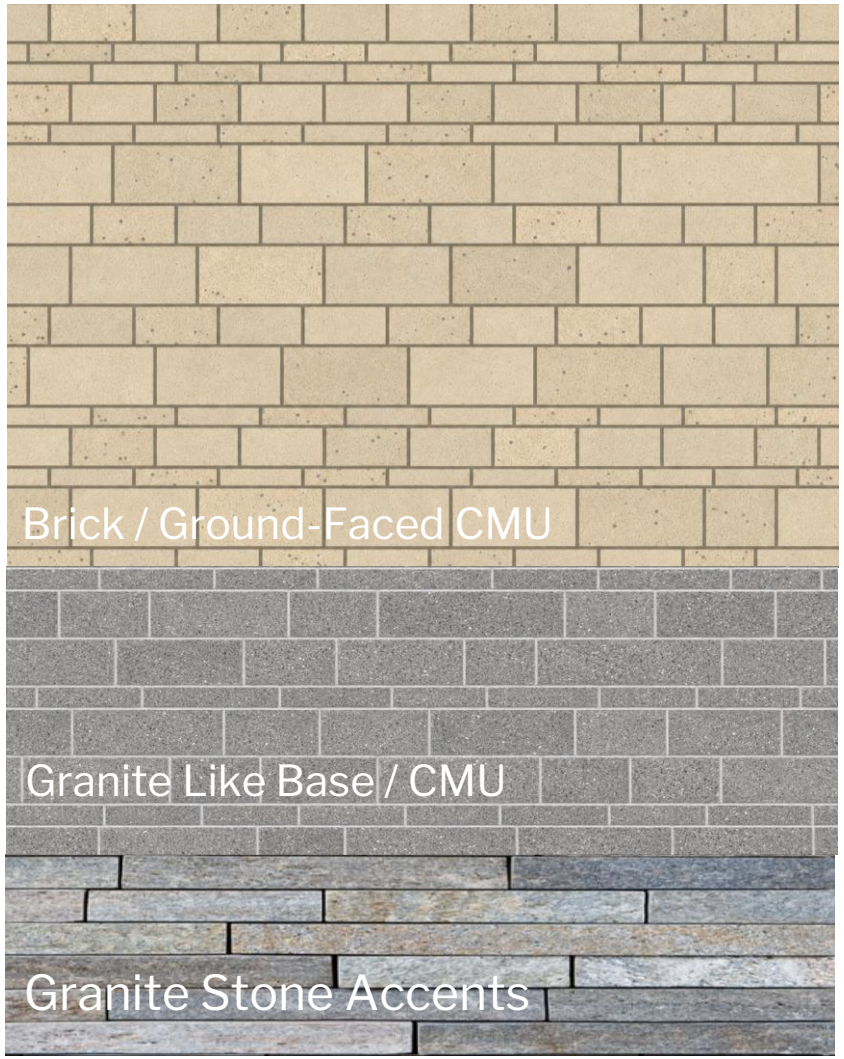
Key Plan Diagram

Exterior Materials / First Cost & Procurement Time Matrix



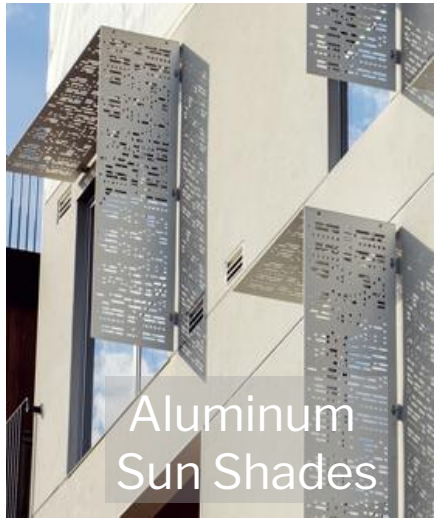
Exterior Materials / Preliminary Material Concept “Board”

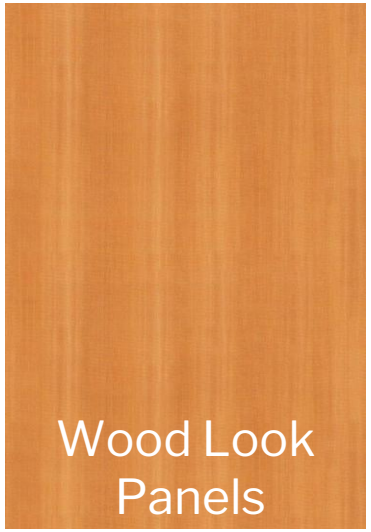
Painted Exposed Metal

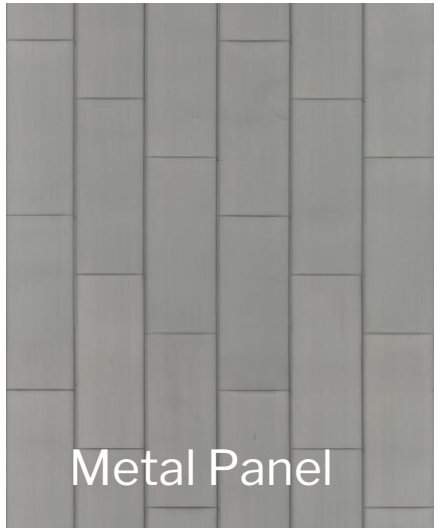






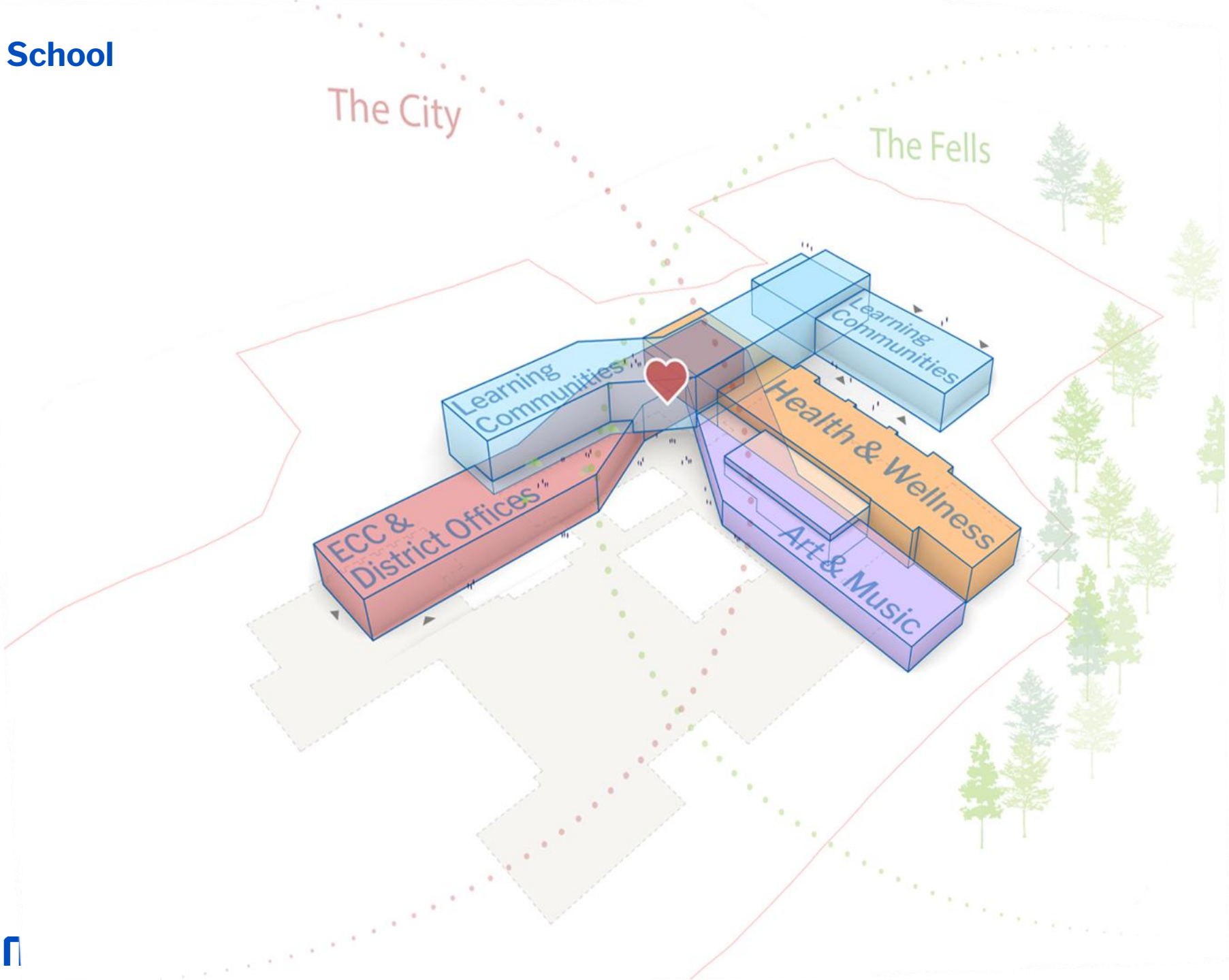




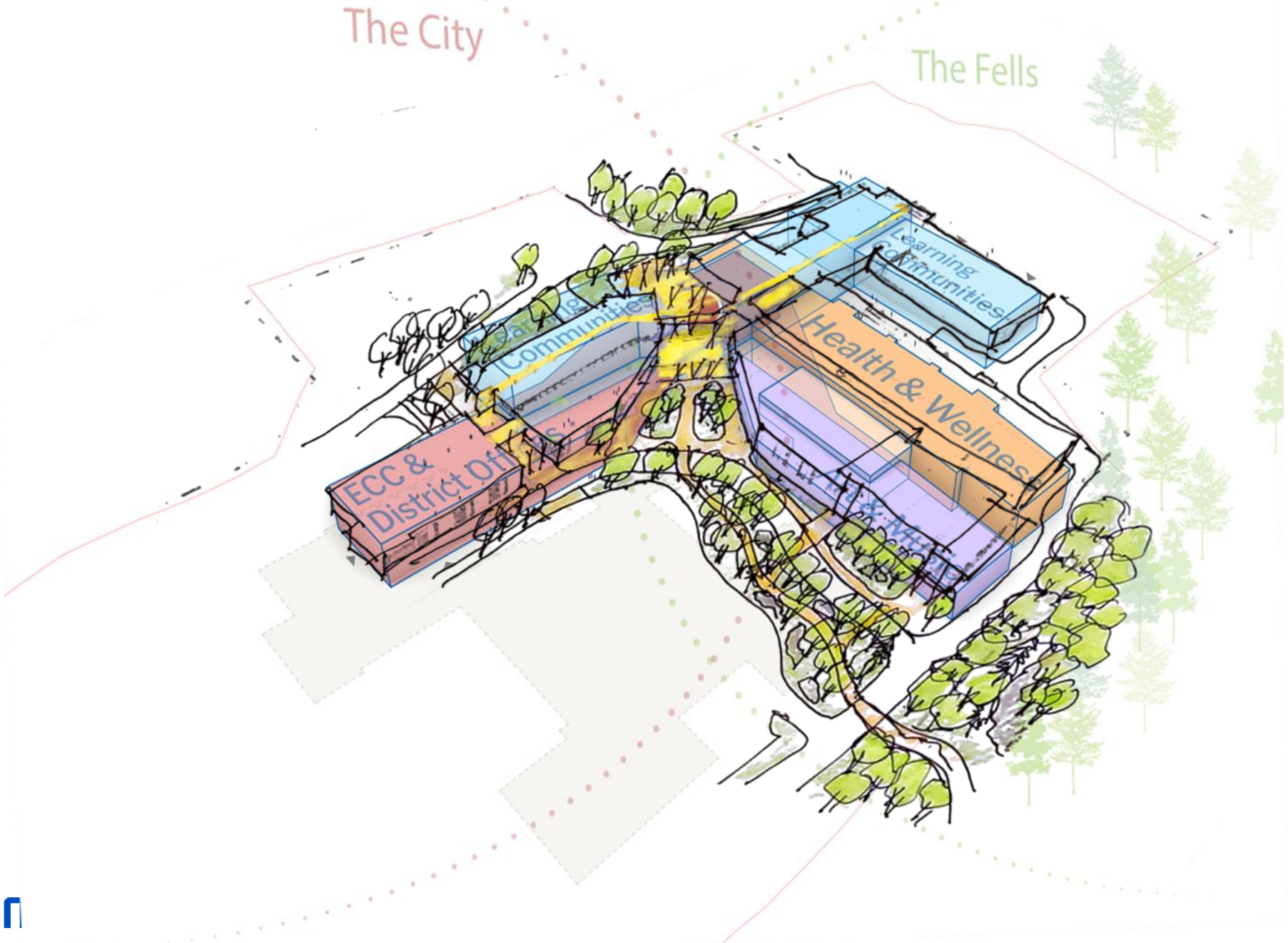


This is an initial exterior material palette being studied through the design process.

Heart of the School



Heart of the School

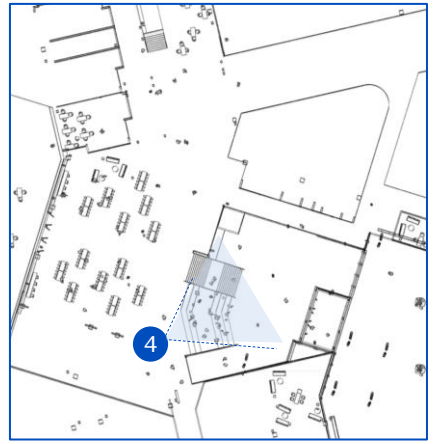


Heart of the School – Entry / Dining Commons



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



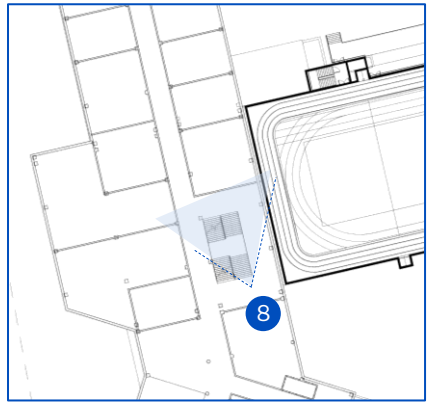
View 4

Main Street – Waterfall Stair



House Offices paired with stairs

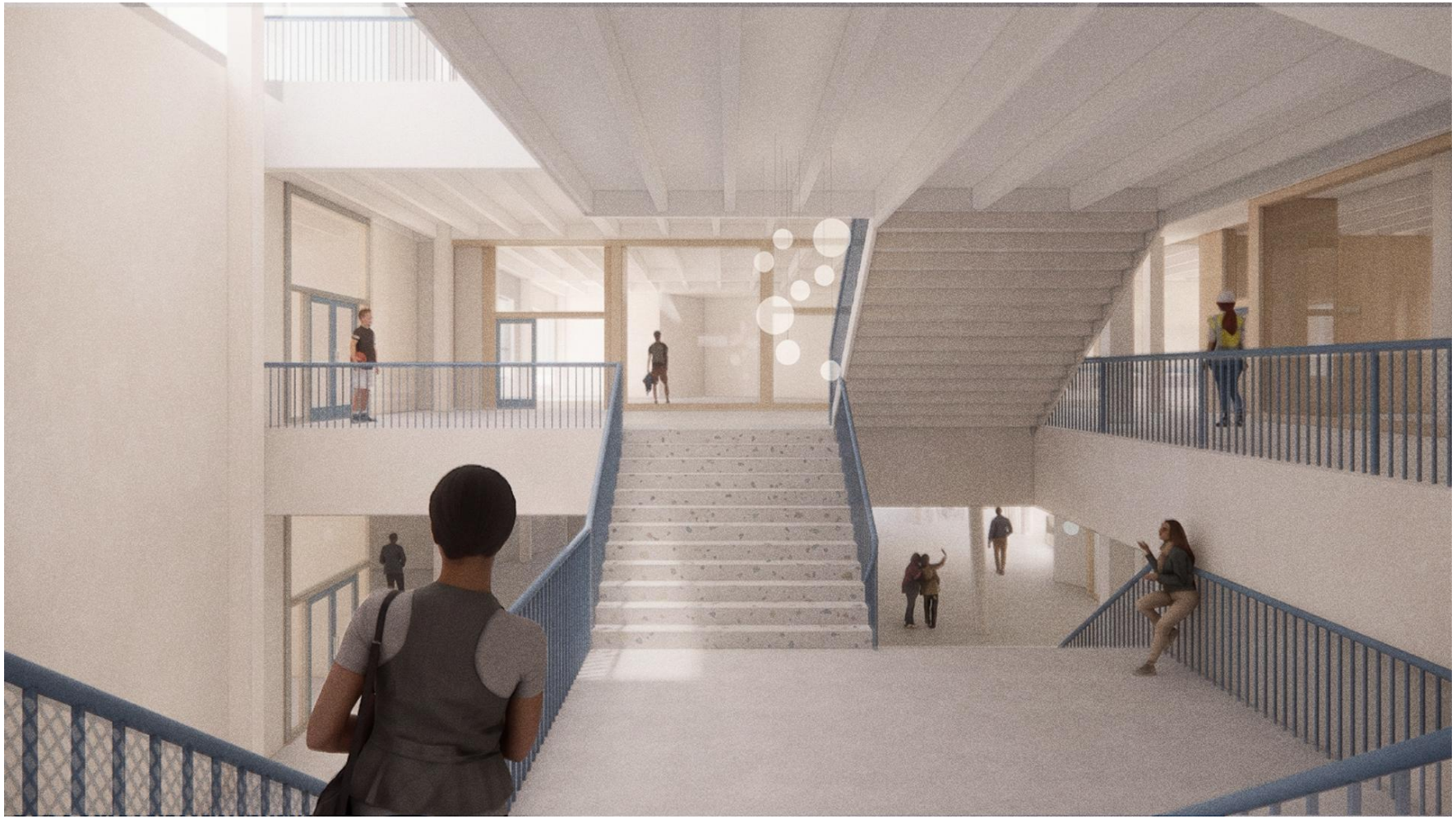
The opportunity for House offices as an organizing feature of the school, shaping student belonging in school experience



View 8

Key Plan Diagram

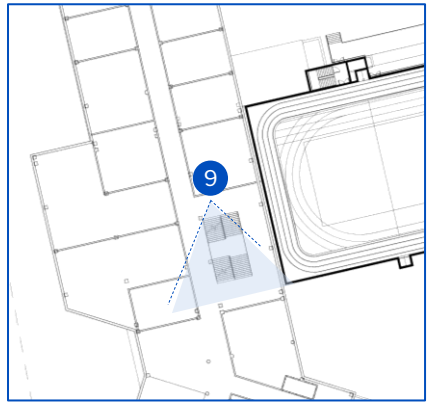
Main Street – Waterfall Stair



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

Typical Interior Materials

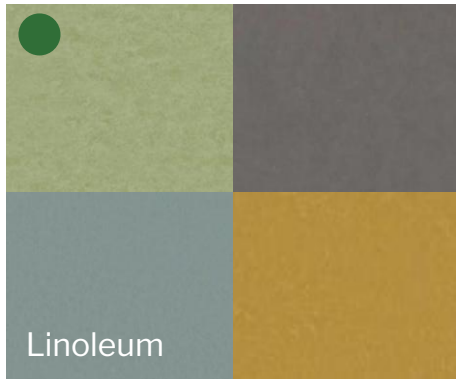
Note: Materials shown are preliminary examples and not project specific

Red List Legend

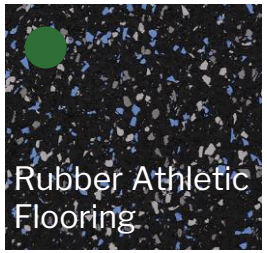
Note: Cost premiums, limited price competition, and aesthetic limitations may be associated with availability

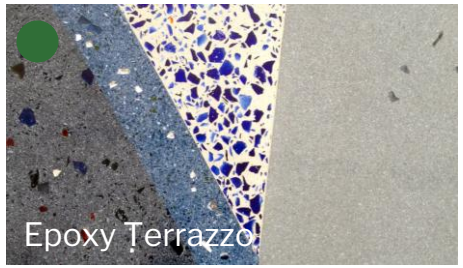
- Red List Free Products Available
- Red List Approved Products Available
- Declared Products Available

Flooring



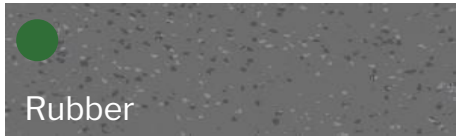






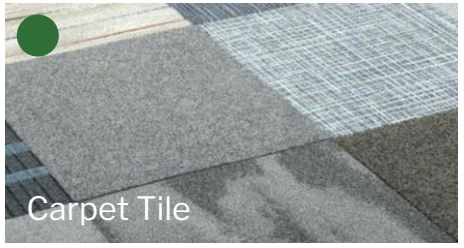


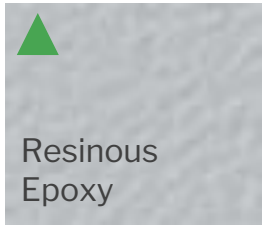




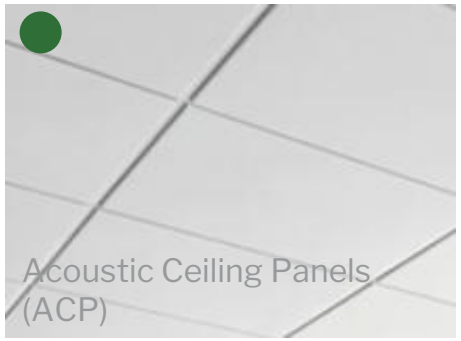


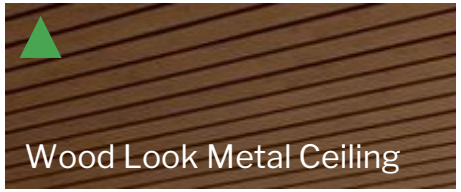




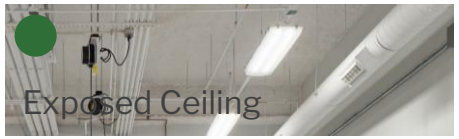


Ceilings









Windows





Typical Interior Materials

Note: Materials shown are preliminary examples and not project specific

Red List Legend

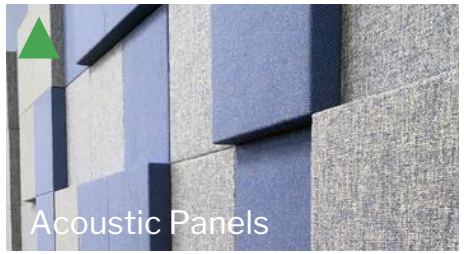
Note: Cost premiums, limited price competition, and aesthetic limitations may be associated with availability

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

Walls



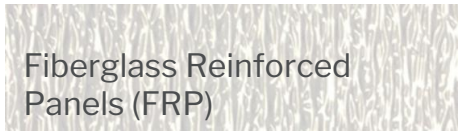




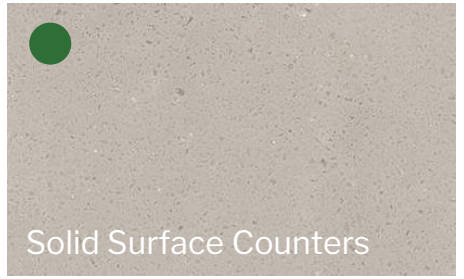




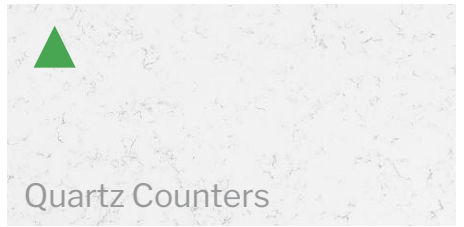




Casework and Millwork











smma LeftField

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 / General Classrooms



- Acoustic Ceiling Panels (ACP)
- Light Filtering Shades
- Paint
- Rubber Wall Base
- Linoleum

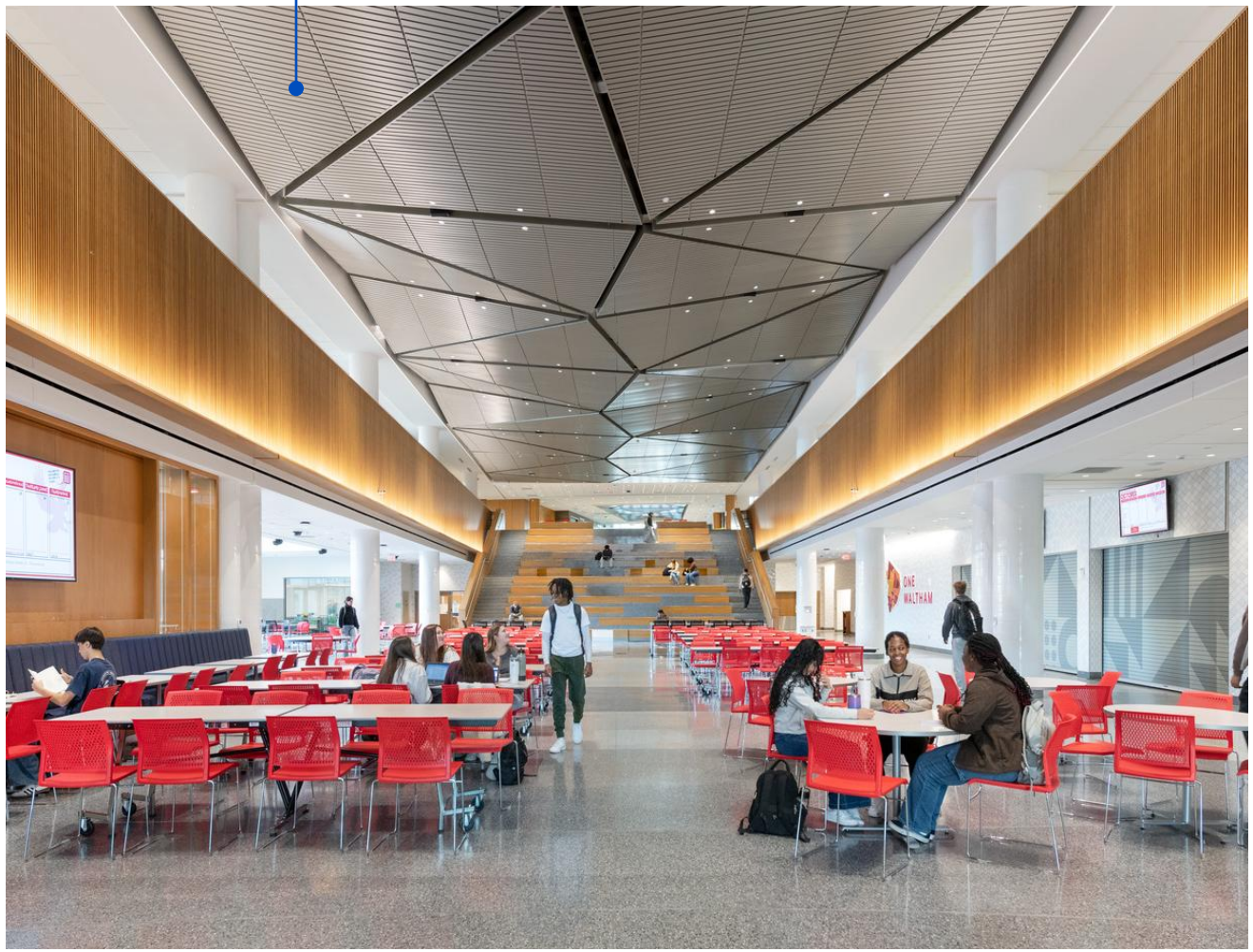


Typical Interior Finishes / Dining Commons

Specialty Metal Ceiling

Acoustic Baffles

Acoustic Ceiling Panels (ACP)





Acoustic Wall Panels (ACP)

Light Filtering Shades

Porcelain Wall Tile

Ceramic Tile Accents

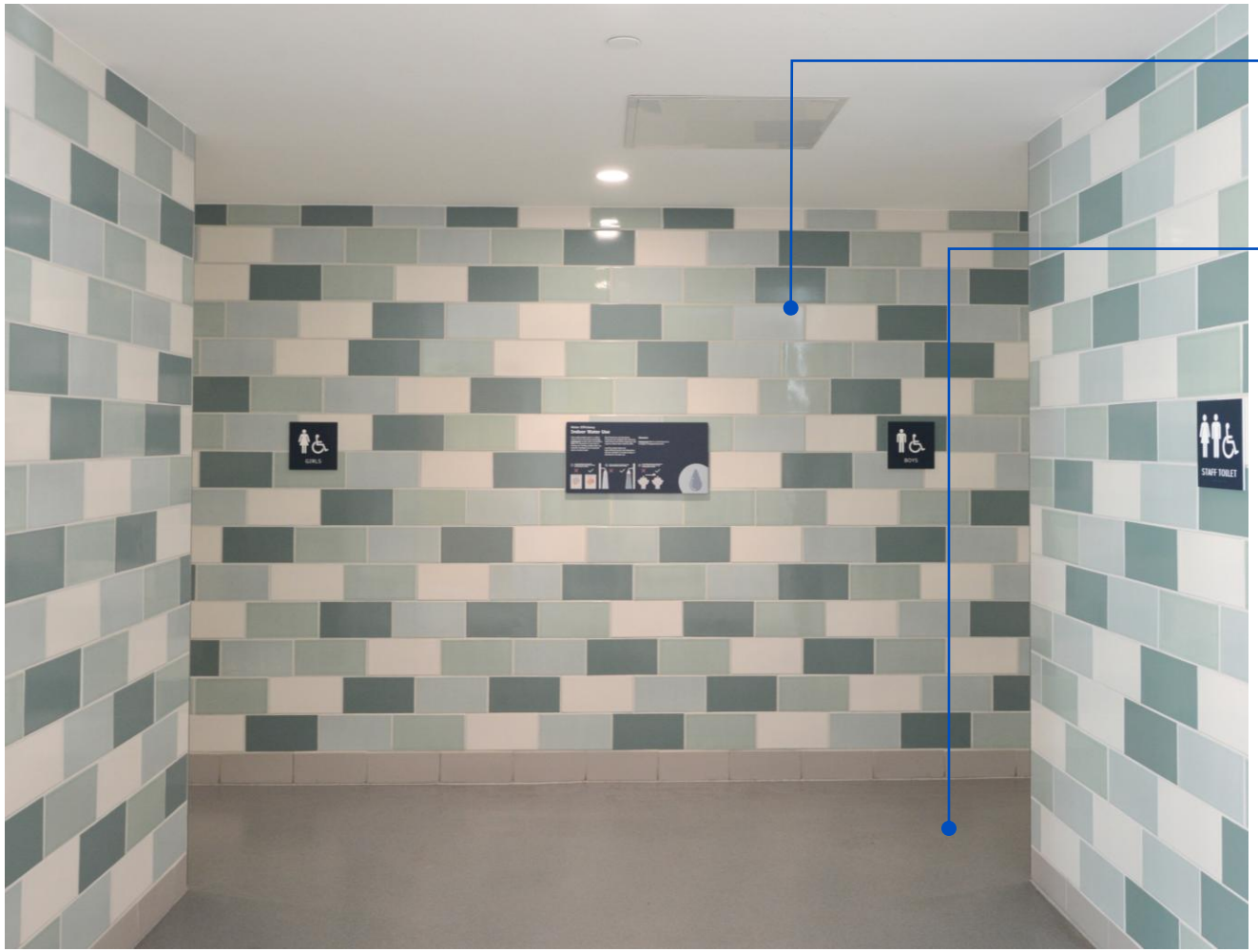
Porcelain Wall Base

Wood Accents

Epoxy Terrazzo



Typical Interior Finishes / Toilet Rooms



Gypsum Ceilings (GWB)

Ceramic Wall Tile

Porcelain Wall Base

SMMA Recommendation

Epoxy Flooring

Alternate for Discussion

~~Mosaic Tile Flooring~~



Mailer Draft

Mailer Front Half

About The Project

A new Medford High School represents a long-term investment in Medford's future

- Flexible Learning Spaces for Changing Educational Needs
- Expanded Vocational Programs & Capacity Given Enrollment Demands
- Reduce Operating Costs by Replacing Failing Mechanical & Heating Systems
- New Multi-Use Athletic Fields, Renovated Gymnasium, Pool & Expanded Auditorium
- On-Site Early Educational Spaces: Pre-K, Medford Family Network, Kids Corner
- Increased Site Circulation & Accessibility to Meet Modern Safety Standards
- And More!

Medford High School Building Project



Scan QR Code for Project Website & More Information

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Mailer Back Half

Get Involved!

Visit Project Website For Meeting Times & Locations

School Building Committee Meetings
Dec. 14, Jan. 1, Feb. 1, Feb. 10, Feb. 22
March 22, April 14, June 2

Community Forums
March 4, May 19, June 2

Joint School Comm. & City Council Meetings
Nov. 30, Jan. 20, Feb. 2

Abutters Meetings
Jan. 14, April 29

Speak with Project Team at Upcoming School & City Events

Visit Project Website or Sign Up For Weekly Project Updates

Debt Exclusion Vote

June 8, 2027
Voting & Project Funding Details To
Be Announced in February, 2027

Scan QR Code for Project Information & Resources

Thank you!