# Medford High School

## Community Meeting #7

11/19/2026



smma

LeftField

# Agenda

I. Welcome & Introductions

II. Design Update

III. Phased Construction

IV. Timeline, Cost, and Next Steps

# Design Update

# What this Means for Medford

- A **welcoming and accessible community hub** that supports learning, engagement, and connection during and beyond the school day
- A school where every student, educator, and family feels **seen, valued, and belongs**
- Learning experiences that are **relevant, rigorous, joyful, and connected to the real world**
- **Flexible, purposeful, and human-centered spaces** that support collaboration, movement, and multiple modes of teaching and learning
- A place that **centers student voice**, agency, and leadership



### Modern Classrooms

Flexible, human-centered spaces built for how students actually learn today.



### Expanded CTE Programs

Career & technical education grows from 15 to 19 pathways for students.



### Early Childhood Center

A new home for the Medford Family Network and Kids' Corner, serving families citywide.

## Project Scope

Medford High is more than a School; it's a community hub that welcomes residents of all ages. Our new building will maintain this proud tradition and improve access for all.

### Academic Offering

- Academic Classrooms and Labs
- Innovation and Technology Labs
- 19 Vocational Programs (2 new; x expanded)
- Co-Location of Curtis Tufts Therapeutic Day School
- Teen Health Center
- Centralized Pre-K Programming

### Community Hub

- Medford Family Network
- Welcome Center / Central Office
- Kids Corner
- Renovated Pool
- 750 seat auditorium
- Medford Community Media Shared Studio and Office Space

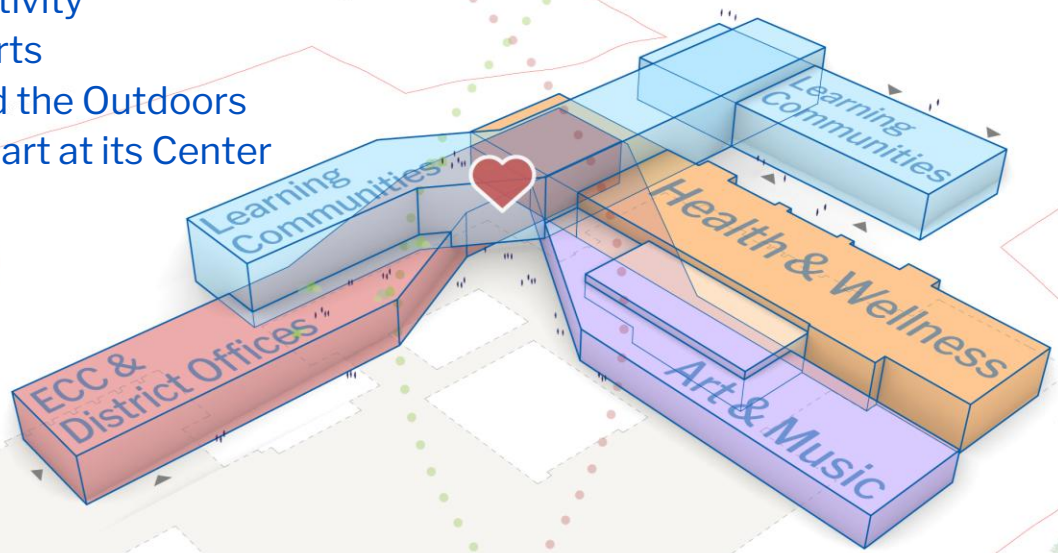
### Meeting Medford's Climate Goals

- All-Electric Air-to-Water Heat Pump HVAC System (no geothermal)
- 100% NZE PV System via a Power Purchase Agreement (PPA)
- Mass Timber Alternates to be considered as alternates

# Project Design Vision

## Educational Program Integration

- Academic Neighborhoods
- Interdisciplinary Adjacencies
- Transparency and Connectivity
- Integrated Student Supports
- Connections to Nature and the Outdoors
- A School with a Vibrant Heart at its Center






Addition/Renovation Axonometric Diagram

*New Addition Mass*

*Renovated Mass*

## Site Goals

- Pedestrian-friendly Campus
- Improved Vehicular and Pedestrian Flows
- Enhanced Public Safety
- Improved Stormwater Management
- Mitigate Impacts to Neighbors

## Facility Goals

- Universal Accessibility
- Safe and Easily Secured for Multiple Uses
- Easy to Maintain
- Healthy, Energy Efficient and Resilient

# Aspirational Design | Design Concept










## School as Bridge

Intersection of City and Nature





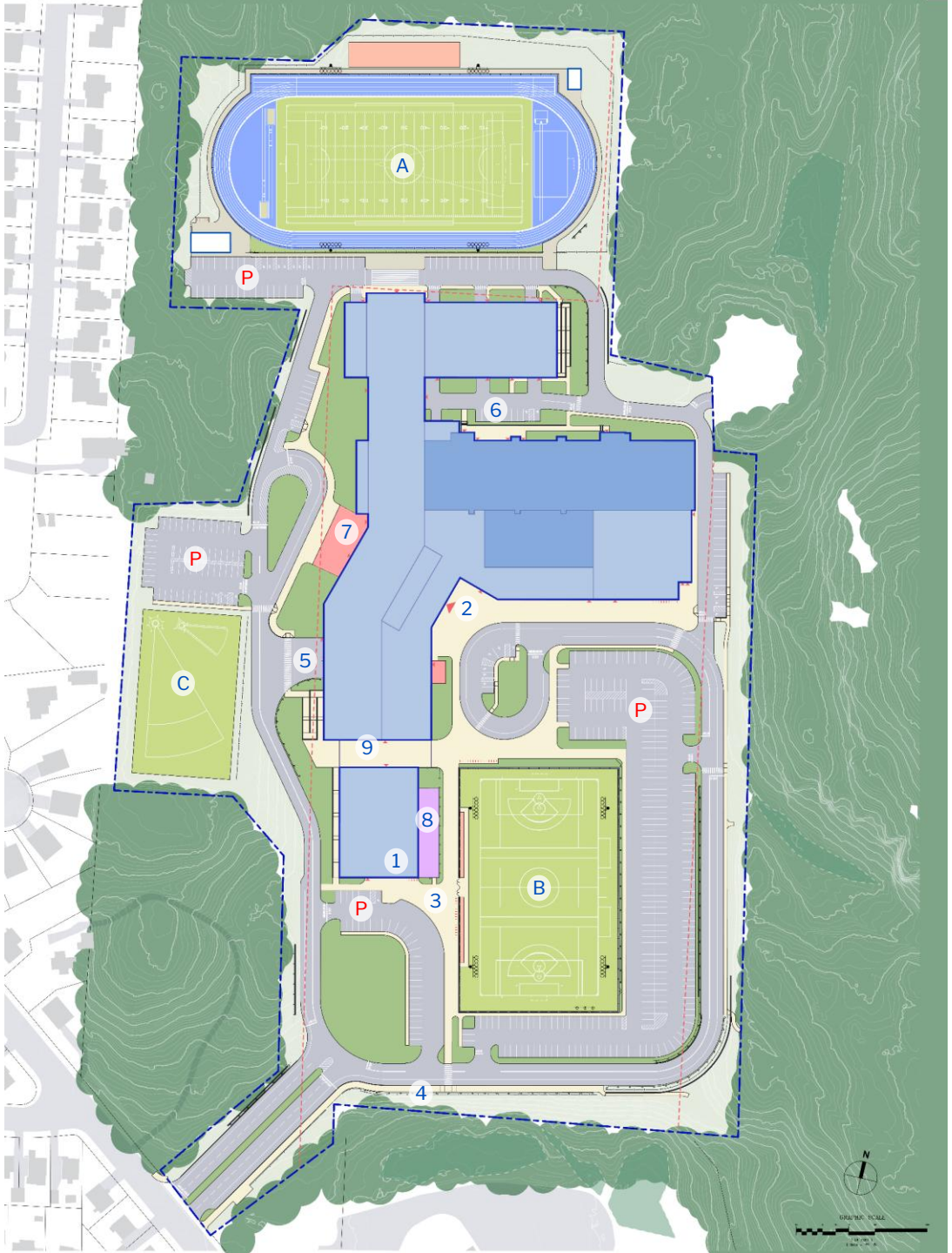


# **SD Design Review** / Updated Site Plan

- Site Boundary
- Deed Restriction
- New Addition Mass
- Renovated Mass

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

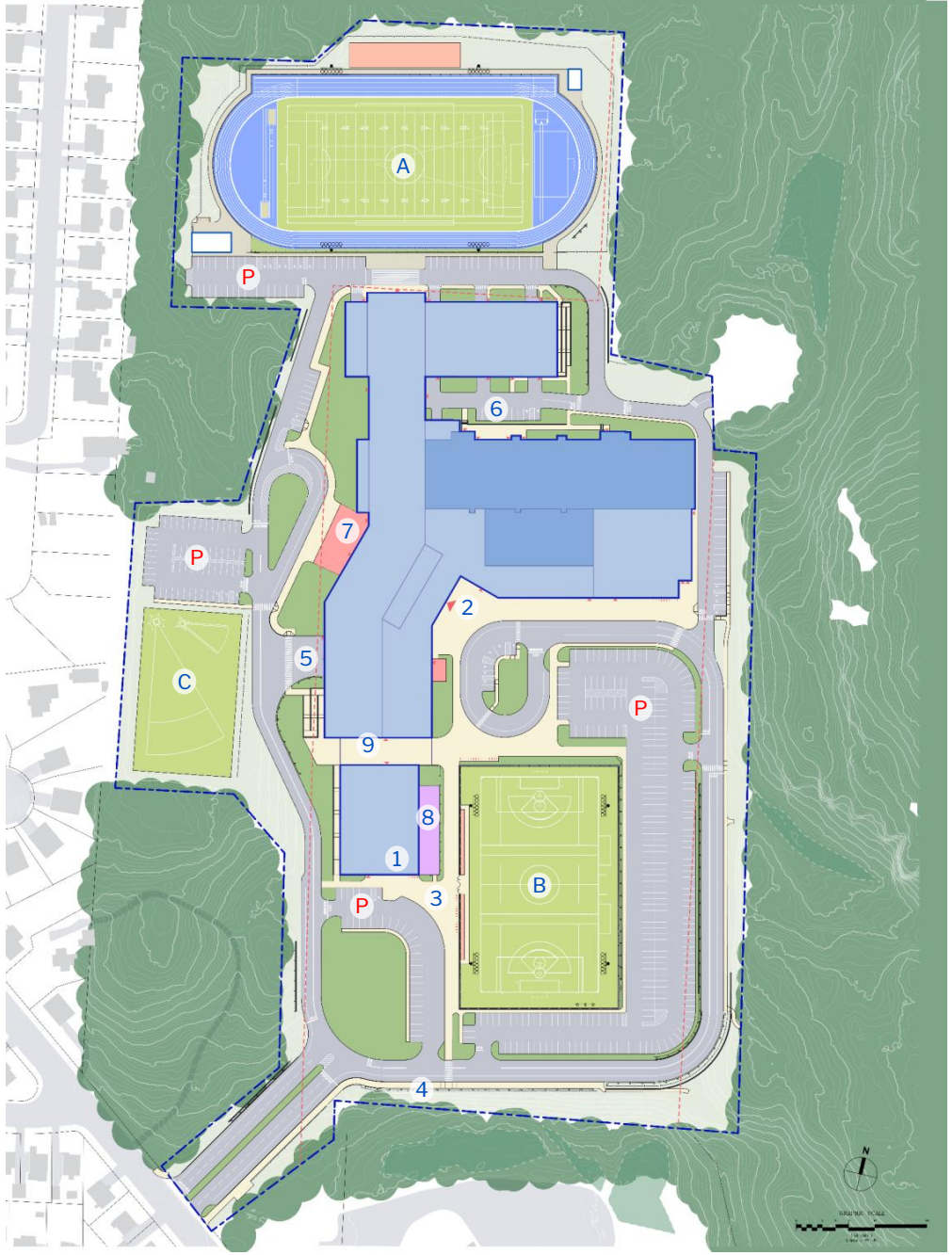



smma LeftField

- Site Boundary
- Deed Restriction
- New Addition Mass
- Renovated Mass

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




smma LeftField

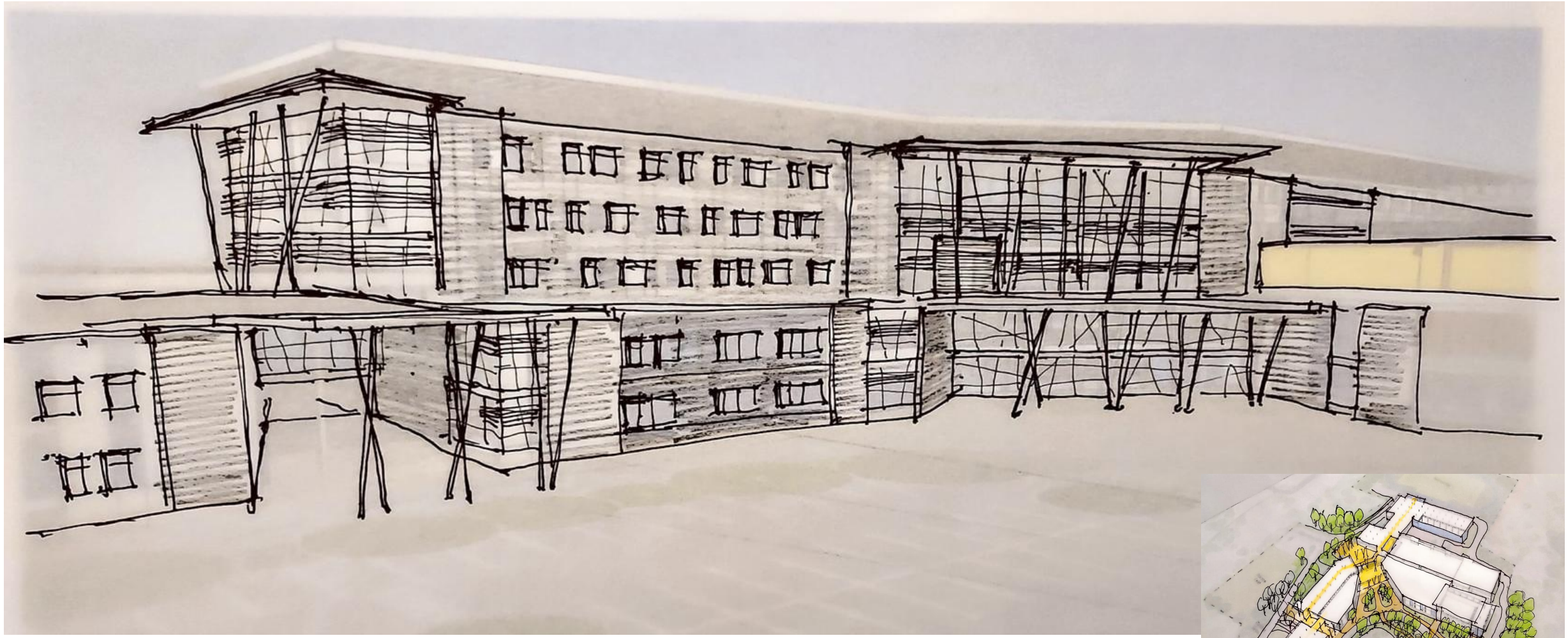
# Aspirational Design | Design Concept | City and Fells



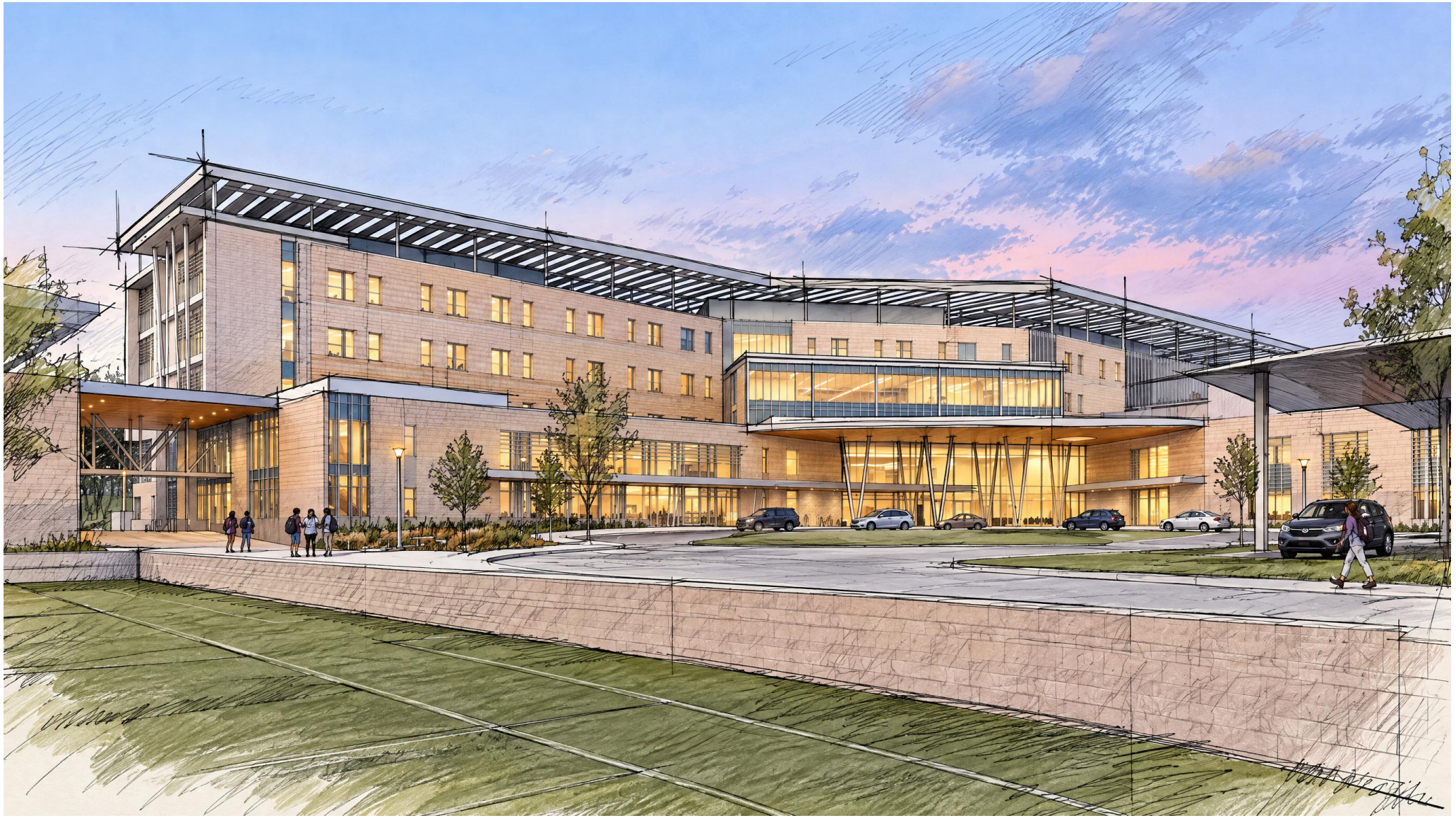
## Why this Concept?

- **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

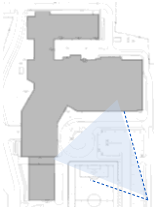
# Exterior Design - Concept Studies



# Exterior Design – Field / Entry View



Main Entry

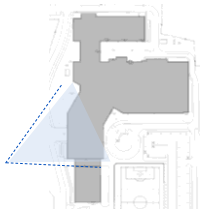


Key Plan Diagram

# Exterior Design – Western Elevation View from Practice Field



West Side

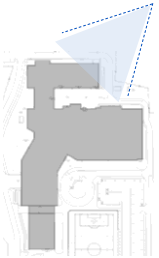


Key Plan Diagram

# Exterior Design – Northern Elevation View from new Track / Field



Northeast View

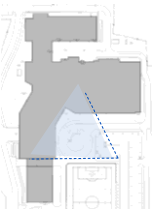


Key Plan Diagram

# 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

# Phased Construction

## Phasing Challenges and Opportunities

Teaching and learning at Medford High will continue while the new MHS rises. With the early onboarding of our construction manager, Suffolk Construction (contract pending), the project team is meeting to determine the impacts of phasing throughout the project to create a more accurate construction estimate. Accurate construction estimates mean that we'll minimize tradeoffs down the line for unforeseen issues. Quick snapshot of this work to date:

### Developments To Date

- No Auditorium downtime
- Pre-K Programs open Fall 2034
- Kids Corner Phase 2 Location
- Maximizing temporary parking

### Still Exploring Options

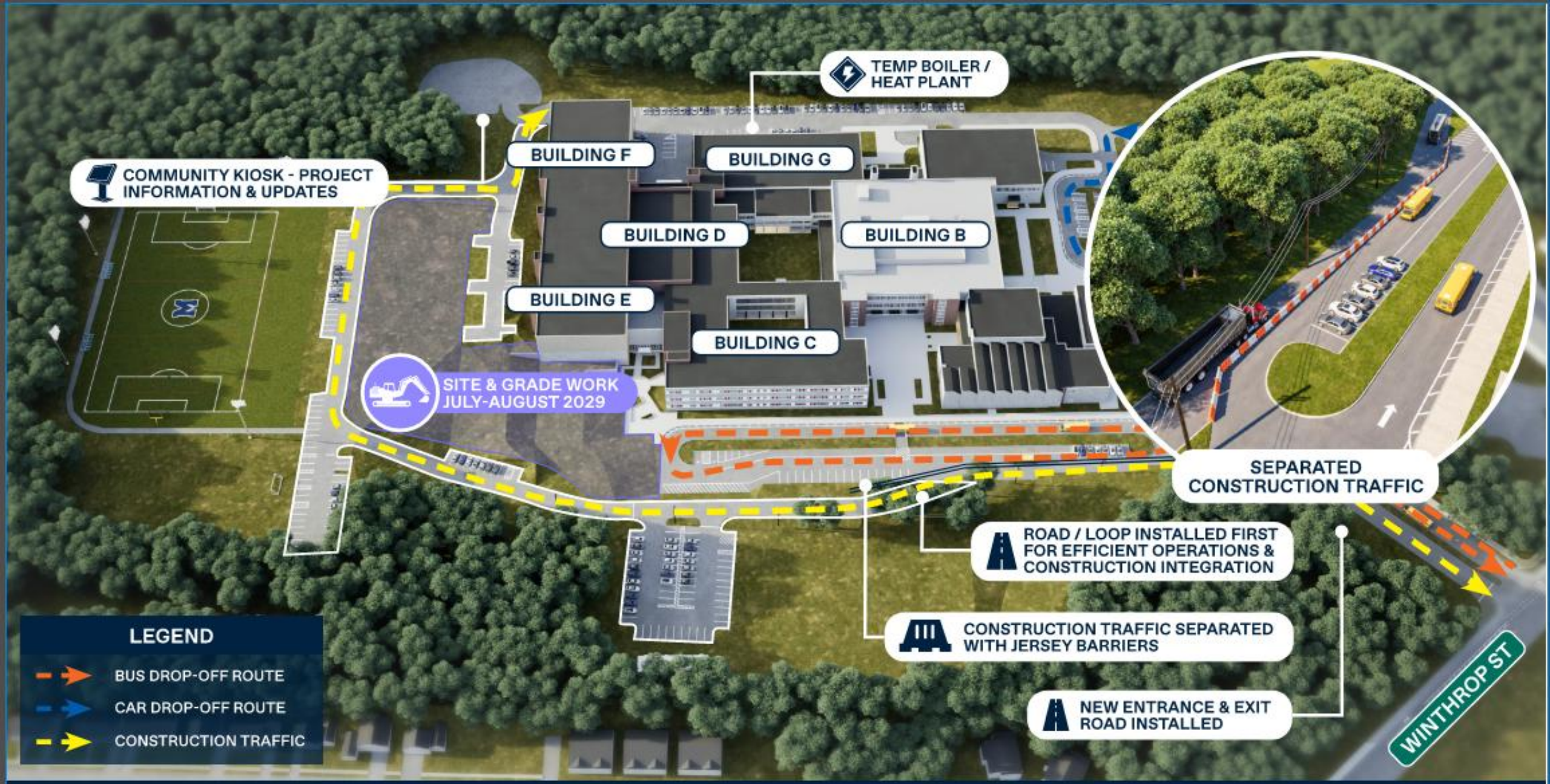
- Phase 2 Food Service options
- Pool and Gym Renovation Timeline
- Access options to Upper and Side/Practice Fields

**The phasing shown on the following slides is an evolving work in progress. A refined version with specific dates will be presented at the 12/14 SBC Meeting.**



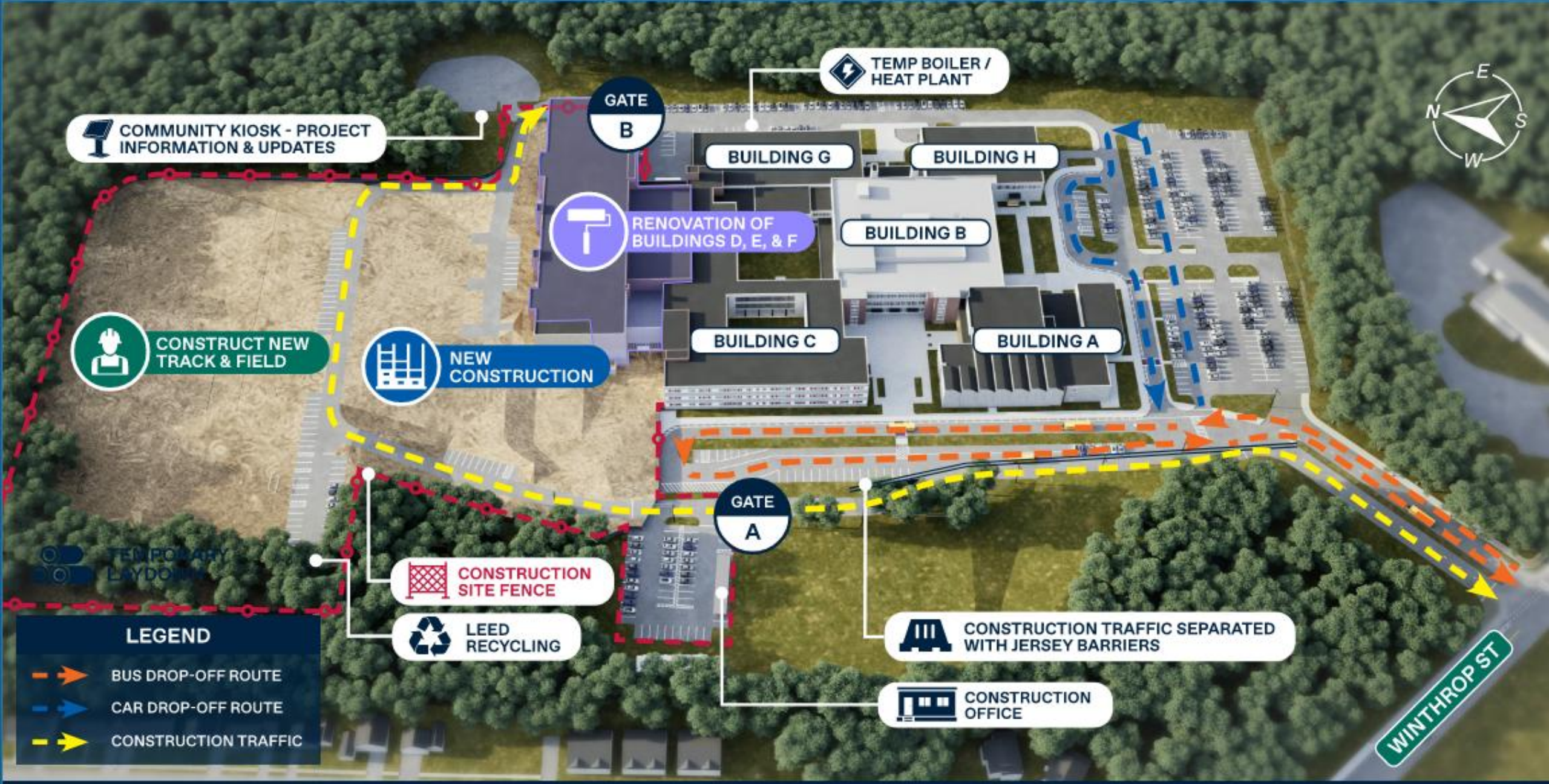

# EXISTING

MEDFORD HIGH SCHOOL




# PHASE 1A

MEDFORD HIGH SCHOOL




# PHASE 1B

MEDFORD HIGH SCHOOL




# PHASE 2A

MEDFORD HIGH SCHOOL




# PHASE 2B

MEDFORD HIGH SCHOOL




# PHASE 3A

MEDFORD HIGH SCHOOL



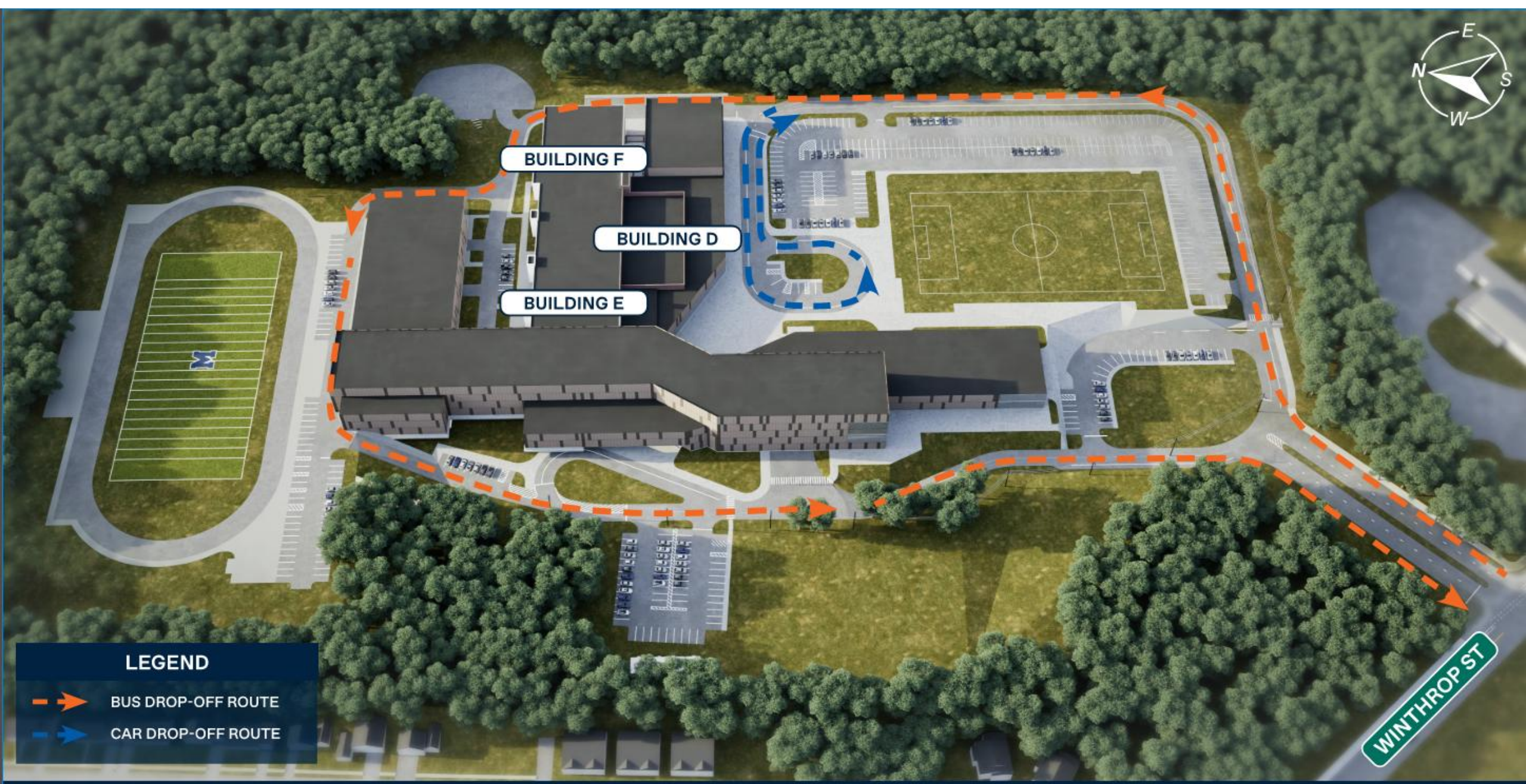

# PHASE 3B

MEDFORD HIGH SCHOOL




# PHASE 3C

MEDFORD HIGH SCHOOL

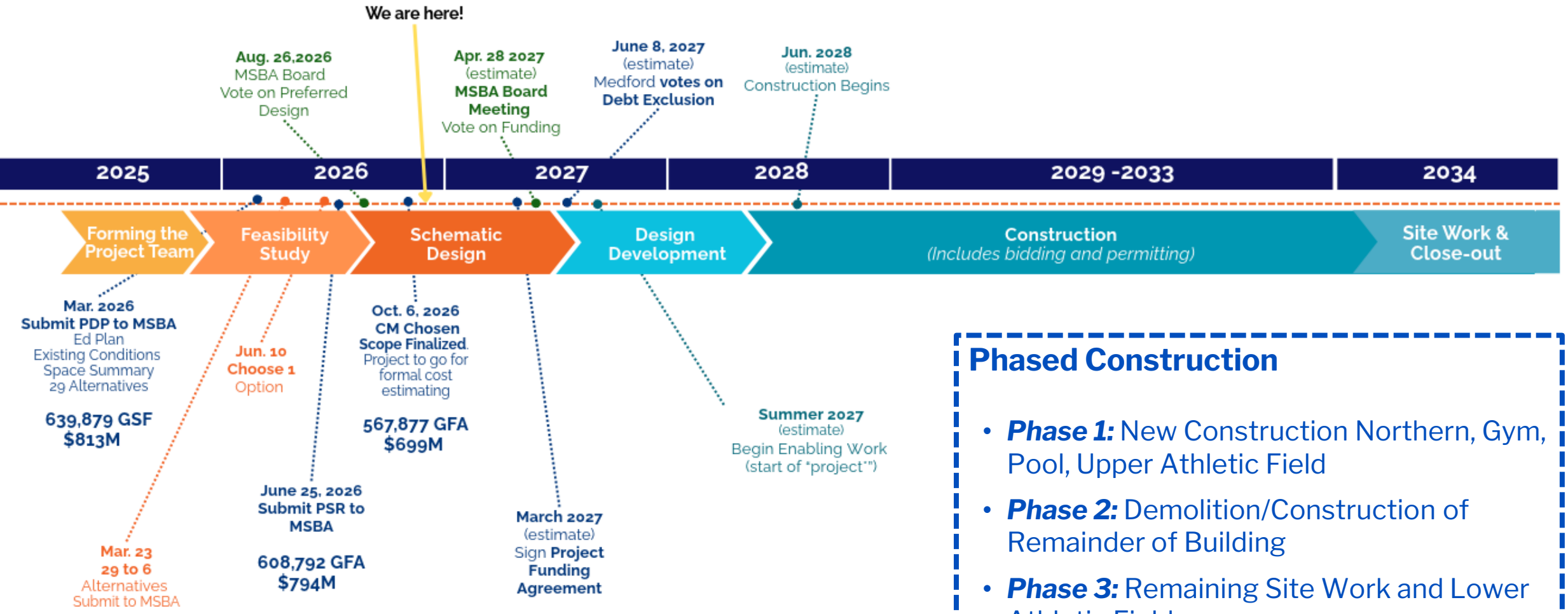



# PROPOSED
## SITE PLAN

MEDFORD HIGH SCHOOL

# Timeline, Cost, and Next Steps

# Project Timeline and Construction Phasing Approach




## Phased Construction

- ***Phase 1:*** New Construction Northern, Gym, Pool, Upper Athletic Field
- ***Phase 2:*** Demolition/Construction of Remainder of Building
- ***Phase 3:*** Remaining Site Work and Lower Athletic Field

# Evolution of Building Size and Cost Since February 2026

During the programming review, district leaders also identified space efficiencies and reductions. The SBC approved changes at their July, August, September and October meetings.

| | Date | Gross SF | Estimated Total Project Cost | Cost Reductions Compared to PDP | | Categories Reduced |
|---|---|---|---|---|---|---|
| PDP Submission | 02/25/2026 | 639,879 | $ 850,116,633 | Baseline | | Included $23M Modular Classroom cost |
| PSR Submission | 06/25/2026 | 608,792 | $ 794,367,410 | $ 55,749,223 | | Multiple space efficiencies from the 4/27/26 SBC meeting proposals, no Modular Classrooms, longer phasing duration |
| SBC Meeting | 08/25/2026 | 588,516 | $ 768,577,410 | $ 81,539,223 | | No High-Rise Code, MCM, Community Partner Rentals, Community Meeting Space, Health/PE, Auditorium |
| SBC Meeting | 09/10/2026 | 585,816 | $ 765,677,410 | $ 84,439,223 | | MEEP, Curtis Tufts |
| SBC Meeting | 09/22/2026 | 570,286 | $ 748,777,410 | $ 101,339,223 | | General Classroom size, some Ch. 74 spaces |
| SBC Meeting | 10/6/2026 | 567,877 | $ 699,862,410 | $ 150,254,223 | | MFN, Central Office, Ch. 74 spaces, Teen Health Center, HS Admin.<br>Mechanical system selection (Air-to-Water Heat Pump) in lieu of full geothermal. |

## Schematic Design Pricing: What to Expect

The SBC has chosen Suffolk Construction as our Construction Manager at Risk.

As schematic design is completed, the first construction estimate will be created in late January.

### Jan/Feb 2027

#### First construction estimate

That estimate will form the basis of our agreement with the MSBA. At that time, the MSBA will provide final information to Medford on:

- Eligible spaces
- Baseline Reimbursement Rate
- Incentive Points Achieved

### February 2, 2027

#### Tax impact published

This information will inform the City of Medford, who will publish information regarding anticipated tax impact.

### June 8, 2027

#### Special election

A special election to vote on the Debt Exclusion required to fund the project.

# Community Involvement

## SBC Meetings

- November 16
- December 14
- January 7
- February 1
- February 10
- February 22
- March 22
- April 14
- June 2

## Community Forums

- November 19
- March 4
- May 13
- June 2

## Joint City Council and School Committee

- November 30
- January 20
- February 2

Small group meetings are available on request by any group in Medford.
Just reach out!

# Medford's Investment in the Future

Medford expects to receive a substantial state grant to cover many portions of the high school but Medford High is more than a school. The **Medford Comprehensive High School is a community hub** and an important source of support for young families.

**The state grant won't reimburse these critical areas that our community relies on — we will be seeking philanthropic support for key aspects of the project including:**

- **Indoor Pool Renovation $30 million**
- **Medford Family Network and District Welcome Center $10 million**
- **Teen Health Center $2 million**
- **Kids' Corner Daycare $11 million**

# Q & A

