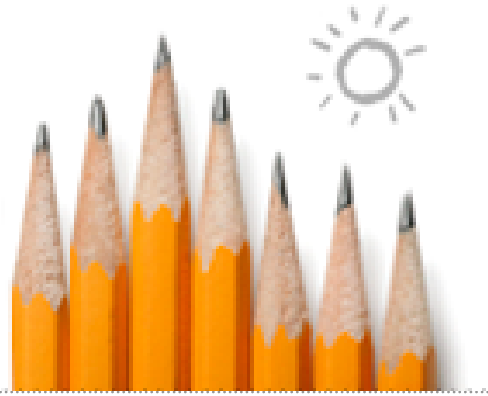


Facilities Assessment Subcommittee Meeting

July 15, 2026

Medford High School

Medford Comprehensive High School Facilities Assessment Subcommittee Meeting

07/15/2026



smma

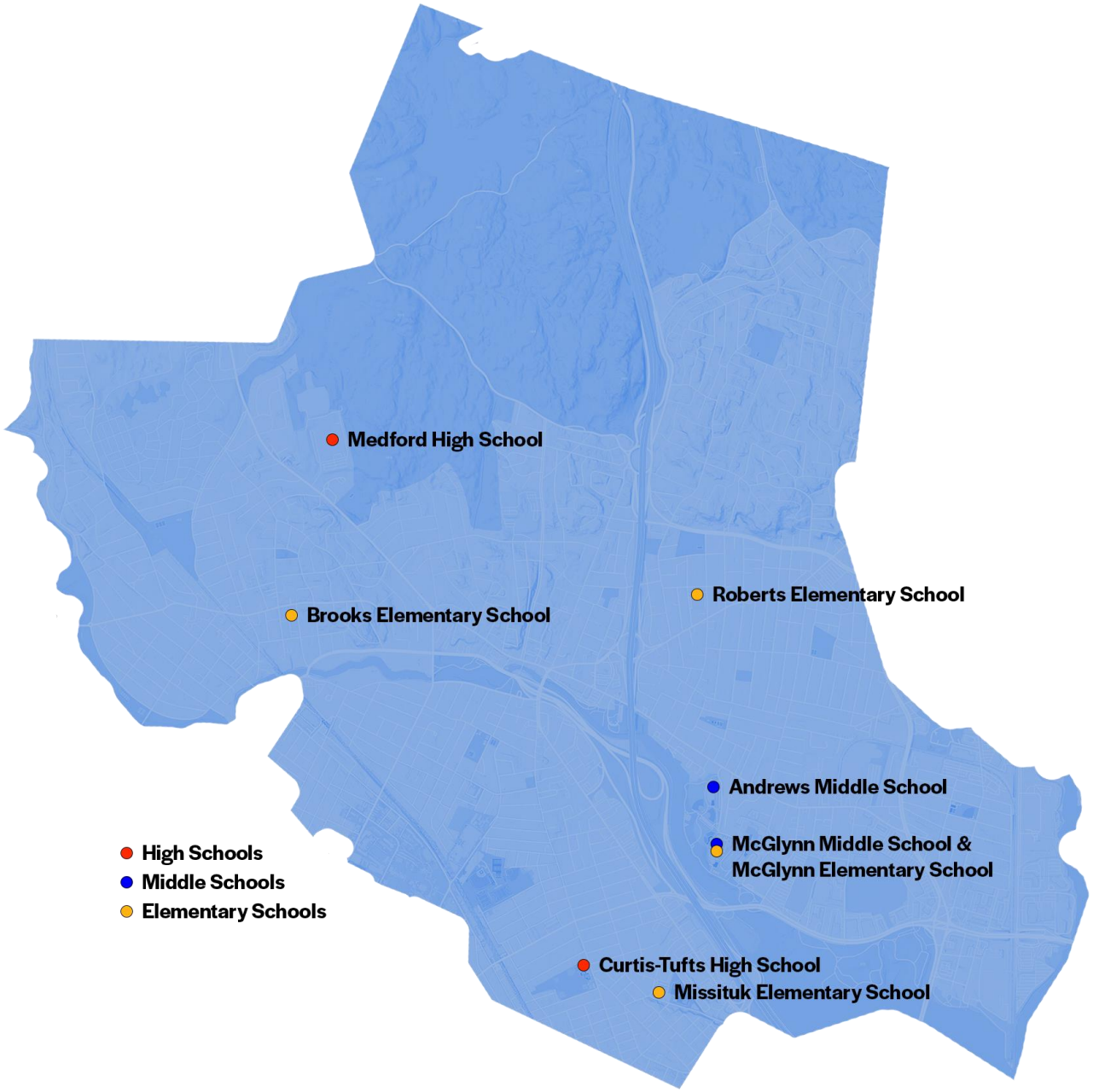
LeftField

Agency
Landscape + Planning

Medford Public Schools Vision

- A school where every student, educator, and family feels **seen, valued, and belongs**
- A **welcoming and accessible community hub** that supports learning, engagement, and connection during and beyond the school day
- Learning experiences that are **purposeful, 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

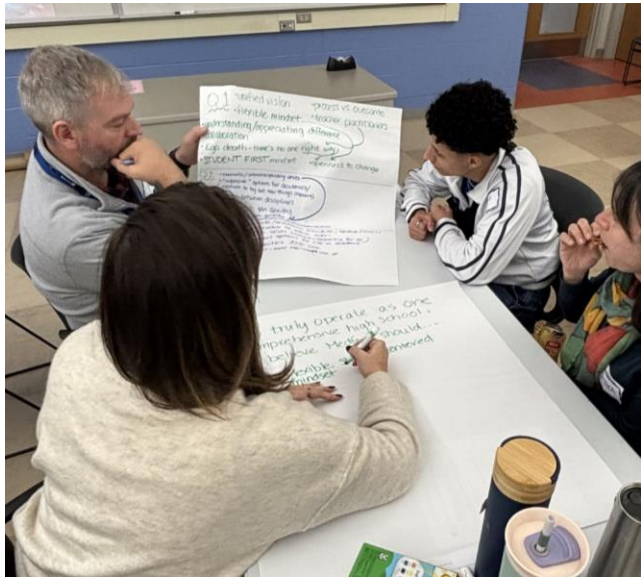
A new Medford High School will be future-ready adaptable, sustainable, and able to evolve with changing student needs and educational practices



SMMA LeftField Agency Landscape + Planning

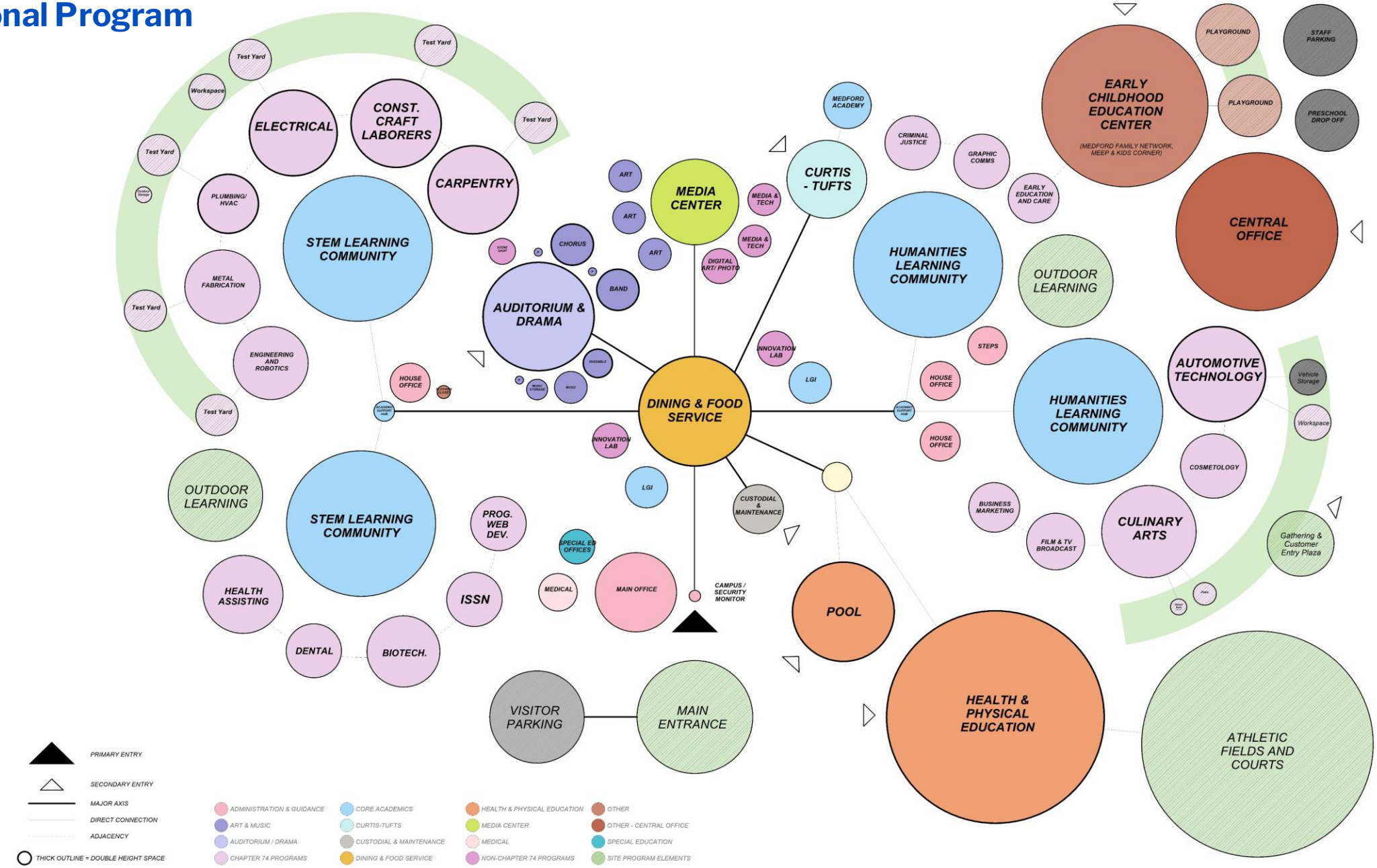
Educational Program Highlights

- **House-based learning communities** that provide every student with consistent academic, behavioral, and social-emotional supports throughout grades 9-12
- **Flexible instructional neighborhoods** organized around classroom clusters, collaboration hubs, breakout spaces, and teacher planning areas that support project-based and interdisciplinary learning
- **Integration of Career & Technical Education pathways with academic programs** to create a connected "one school community"
- Classroom **configurations** that support **academic discourse**, student **presentations**, **public display** of work, and **multiple** learning **modalities**
- **Strategic adjacencies** between Science, Engineering, Robotics, Biotechnology, Allied Health, and other related academic and career pathways
- **Integrated student support services**, including counseling, behavioral health, Special Education, therapeutic programming, and multilingual learner supports
- **Expanded opportunities** for internships, capstone experiences, community partnerships, and authentic college and career exploration
- **Organizational and character-defining elements** such as House Offices, collaboration hubs, the College & Career Exploration Center, community gathering spaces, and environmental learning opportunities connected to the Mystic River and Middlesex Fells





Educational Program

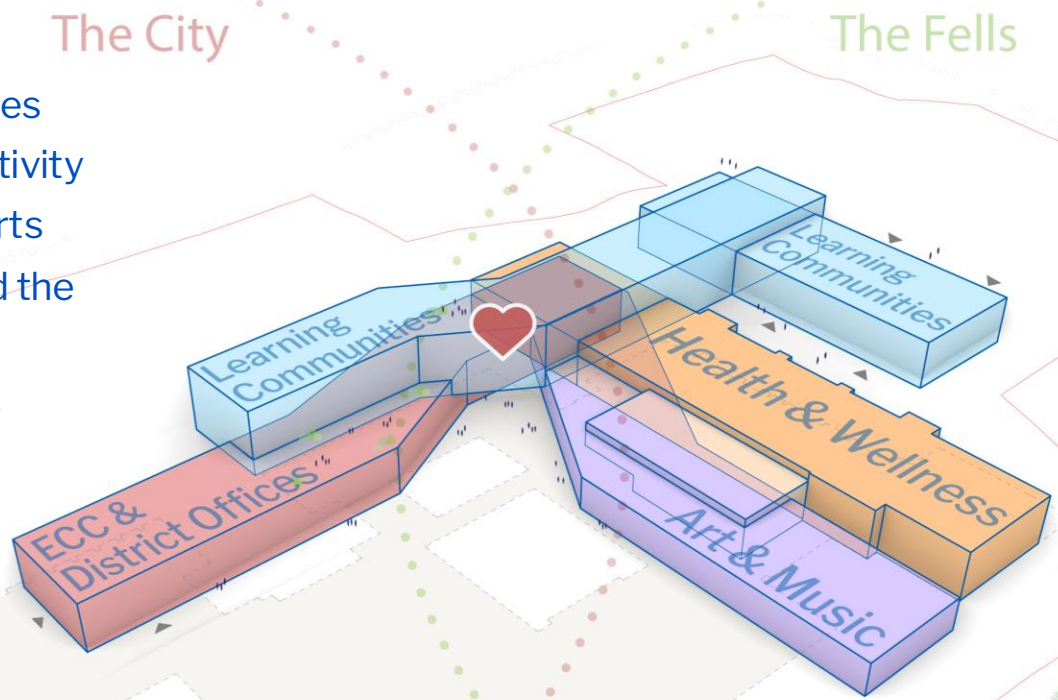


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Project Design Vision

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:

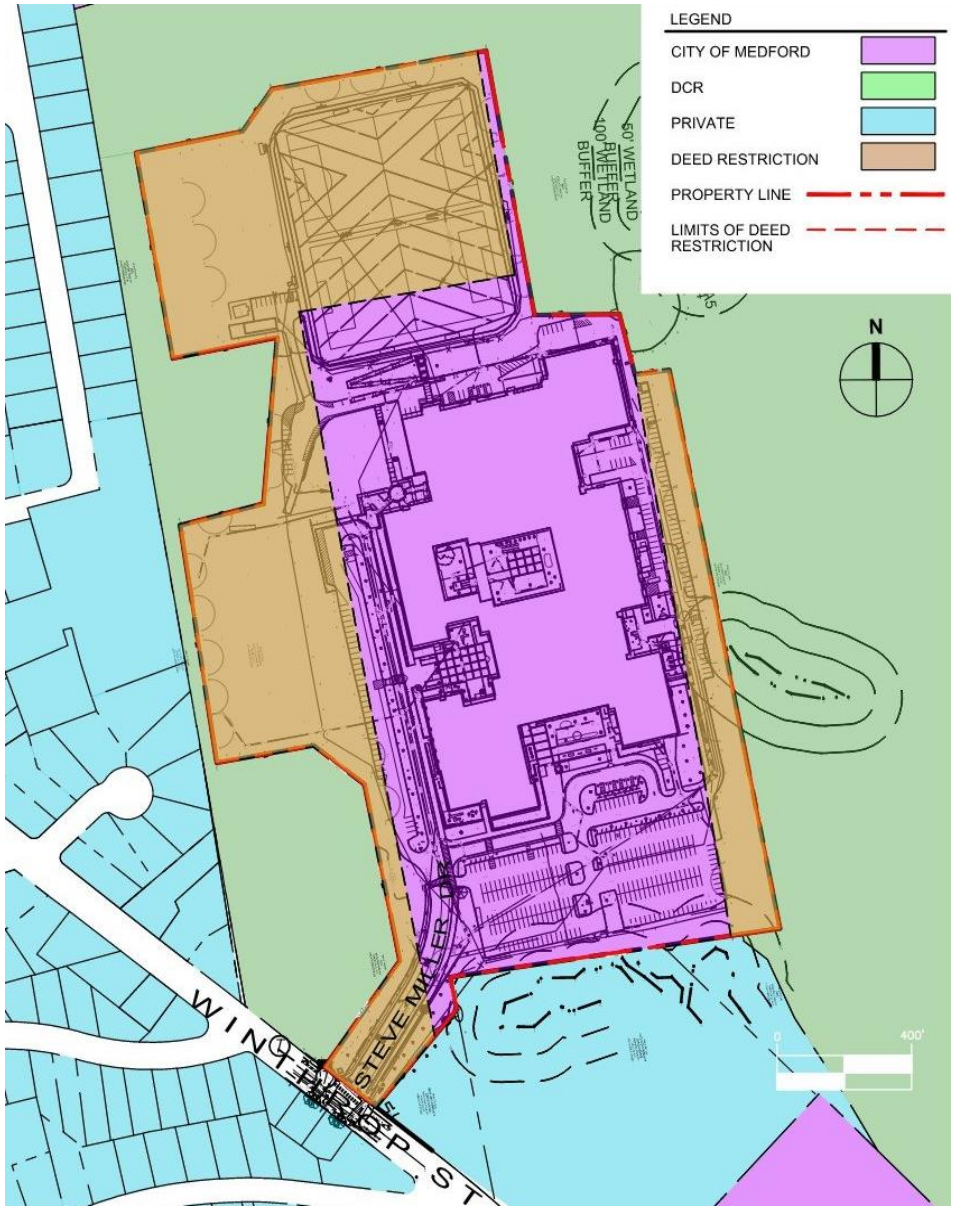
- Pedestrian-friendly Campus
- Improved Vehicular and Pedestrian Flows
- Enhanced Public Safety
- Improved Stormwater Management
- Mitigate Impacts to Neighbors

Facility Goals:

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

Site Program Plan and Land Use Restriction Plan





Agency
Landscape + Planning

Building and Site Relationship



Character of Interior & Exterior Spaces

We start with belonging and purpose, express that through timeless identity, deliver it with purposeful materials and healthy systems, and enable it through flexible spaces that evolve over time.

- Prioritize durable, timeless, low-maintenance materials with strong lifecycle value, simple detailing, and practical repair or replacement.
- Create warm, modern, welcoming interiors with non-trendy materials, intentional color.
- Create an inclusive, future-focused Medford identity that builds belonging, pride, student ownership, cultural representation, accessibility, and civic connection.
- Create clear, welcoming, and connected wayfinding with cohesive graphics that improve circulation, safety, placemaking, storytelling, and educational engagement.








Variations from MSBA Guidelines

	Existing	Proposed	MSBA	Variation	Comment
Core Academic Spaces	79,561	80,205	68,380	11,825	Includes Medford Academy, (1) Language Lab, (2) LGI's and (2) Academic Support Hubs beyond guidelines
Special Education	21,257	31,105	13,600	17,505	Includes relocation of Curtis-Tufts HS, the District's therapeutic day school and Medford HS-specific Special Ed programming
Art & Music	9,099	10,925	8,200	2,725	Enlarged Band, Chorus and Ensemble to accommodate class sizes, and inclusion of (1) Music CR to support current curriculum
Vocations & Technology	57,887	110,525	116,745	(6,220)	DESE Chapter 74 Recommendations inform the CTE shop sizes for this space category
Health & Physical Education	80,325	63,673	24,012	39,661	Includes renovation of the existing pool, existing gym (30,000 NSF) and existing fitness room and gymnastics gym.
Media Center	8,998	8,619	8,619	0	
Auditorium/Drama	8,488	13,800	10,400	3,400	Includes 1,000 seat auditorium and stage size to match existing
Dining & Food Service	17,952	14,068	11,368	2,700	Includes additional area for functional scramble serving area and kitchen area for dishwashing
Medical	1,250	1,660	1,210	450	Includes area for (2) nurses' offices beyond guideline to align with staffing
Administration & Guidance	13,988	13,054	5,213	7,841	Variation in area supports current HS admin staffing model and STEPS program
Custodial & Maintenance	2,241	2,822	2,671	151	Includes (1) dedicated Tech Support office beyond guideline per current staffing
Other	39,099	55,405	0	55,405	Includes MEEP Preschool, Medford Family Network, Municipal Daycare, Central Office, Teen Health Center, Medford Community Media, Community Meeting Space and Community Partner Rental Spaces
Total Building Net Floor Area	**340,145**	**405,861**	**270,418**	**135,443**	
Total Building Gross Floor Area	**522,200**	**608,792**	**405,627**	**203,165**	
Grossing Factor (GFA/NFA)	1.54	1.50	1.50	0	

Sustainable Design

Project Sustainable Design Givens

- **MSBA Green School Policy**

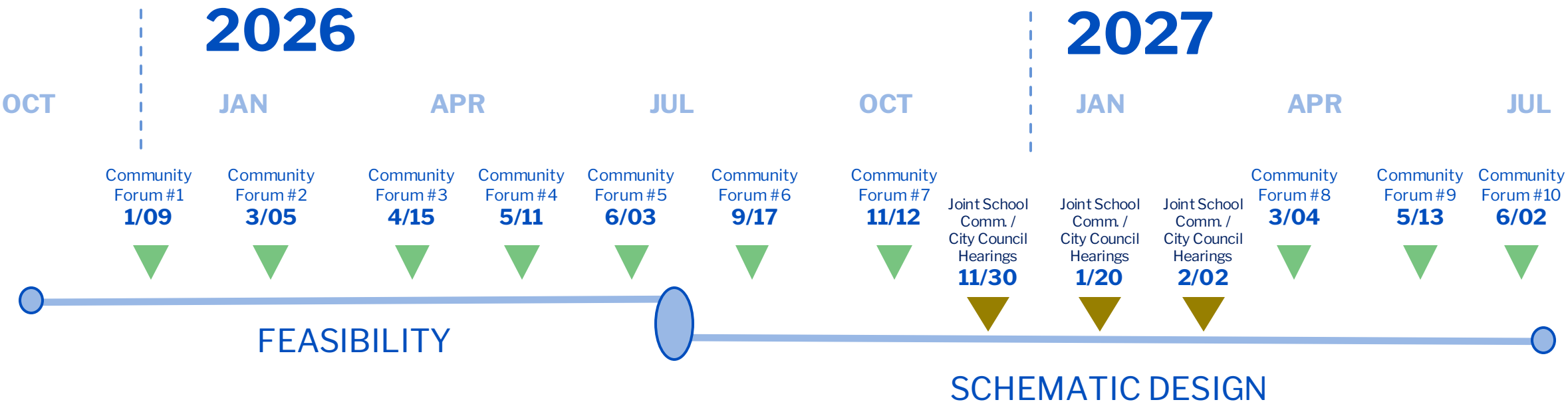
  Base Requirements:

  - LEED certification (Silver)
    - MA Stretch Energy Code
  - Additional Reimbursement - 4%
    - 1%- LEED Materials and IAQ criteria
    - 3% - MA Specialized Stretch Energy Code
- **EV Charging Stations**
  - 10% installed (LEED)
  - 10% readiness (MA Stretch Code)

Additional Sustainable Design Goals

- **Net Zero Energy (NZE)**
  - Robust, well insulated and airtight building enclosure
  - All-electric HVAC systems, such as Ground Source Heat Pumps
  - All-electric domestic hot water (DWH) systems and kitchens
  - High efficiency lighting and electrical systems and controls
  - Solar Photovoltaic (PV) and Battery Storage Systems
  - EUI goal of 35 kBtu/SF/yr. (school)
- **Embodied Carbon Reduction Goal** (20%)
- **Red List Free Materials**

Community Outreach



The project team has participated in over **35** public meetings to date, including **28** MCHSBC Meetings, **5** Community Forums and **2** Abutters Meetings. Additionally, there have been **12** Advisory Team meetings, tables at **10** Community Events and **3** First Responders Meetings.

The Schematic Design phase will include a similar level of community outreach to stakeholders.





Project Timeline and Construction Phasing Approach

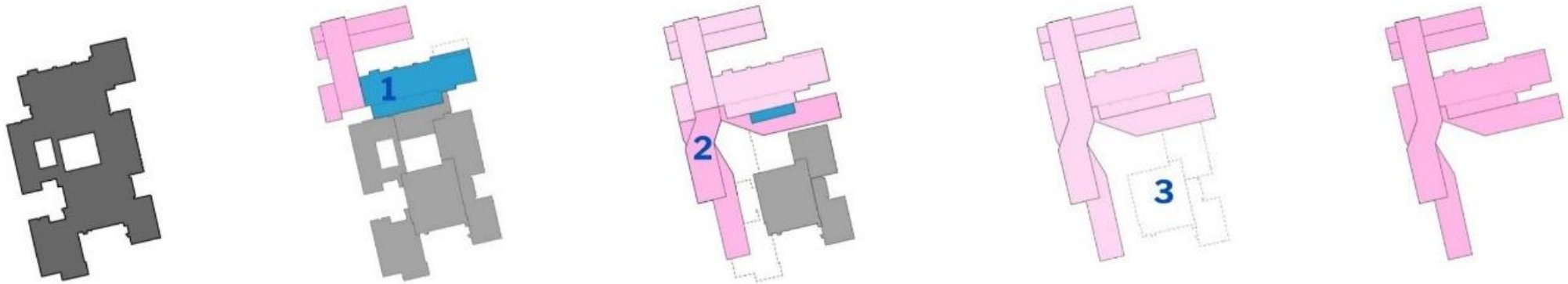
Today
FAS

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*



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

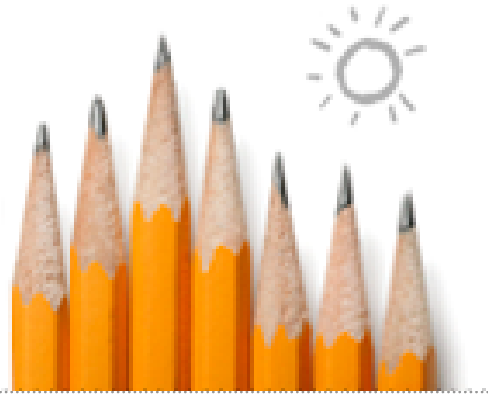
smma LeftField Agency Landscape + Planning

Preliminary Design Pricing Table

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space ($*/SF)	Square Feet of New Construction ($*/SF)	Site, Building Takedown, Haz Mat Etc. ($*)	Estimated Total Construction** ($*)	Estimated Total Project Costs ($)
Option A.1 (Code Upgrade)	522,205 sf	522,205 sf $ 803.30 $/sf	sf $ - $/sf	$ 14,064,640	$ 433,553,951 $ 830.24 $/sf	$ 528,935,820
Option B.1.2 (Addition Renovation that reuses the majority of the existing building)	608,792 sf	439,221 sf $ 794.68 $/sf	169,571 sf $ 1,482.66 $/sf	$ 43,419,923	$ 643,877,591 $ 1,057.63 $/sf	$ 809,050,661
Option C.2.2A * (Addition Renovation that reuses the Gym, Pool and a portion of PE/Dining wings)**	**608,792 sf**	**118,867 sf** **$ 935.01 $/sf**	**489,925 sf** **$ 1,005.55 $/sf**	**$ 47,333,468**	**$ 651,120,828** **$ 1,069.53 $/sf**	**$ 794,367,410**
Option C.2.2A-HS (Same as C.2.2A, but with Grades 9-12 High School programs only)	520,733 sf	118,867 sf $ 935.01 $/sf	401,866 sf $ 1,028.68 $/sf	$ 47,333,468	$ 571,867,819 $ 1,098.20 $/sf	$ 697,678,739
Option C.3.4A (Addition Renovation that reuses the Gym and Pool Wings)	608,792 sf	83,720 sf $ 959.32 $/sf	525,072 sf $ 1,009.04 $/sf	$ 49,738,569	$ 659,869,838 $ 1,083.90 $/sf	$ 805,041,202
Option D.1.1 (New Construction on Parking Lot and Southern Portion of Existing Building)	577,663 sf	- sf $ - $/sf	577,663 sf $ 984.51 $/sf	$ 49,482,050	$ 618,199,760 $ 1,070.17 $/sf	$ 754,203,707
Option D.1.1NP (Same as D.1.1, but no new stand-alone Natatorium)	559,763 sf	- sf $ - $/sf	559,763 sf $ 981.68 $/sf	$ 49,482,050	$ 598,987,666 $ 1,070.07 $/sf	$ 730,764,952

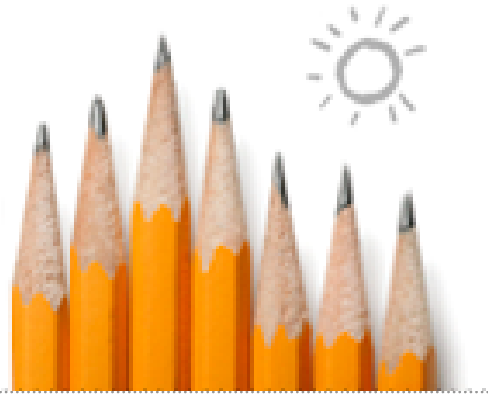
* Marked Up Construction Costs
** Does not include Construction Contingency
*** **District's Preferred Schematic**

Thank you.



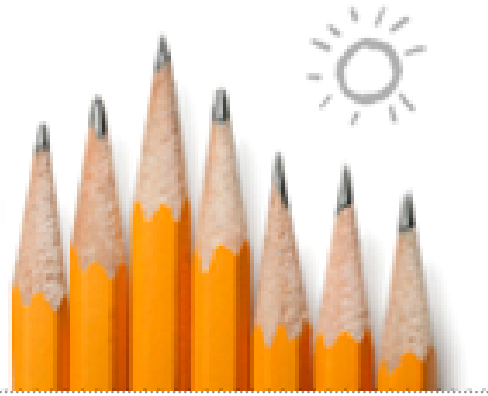
Staff Update – Blackstone-Millville RSD

Blackstone-Millville Regional High School



Staff Update – Chicopee

Anna E. Barry Elementary School



2027 Funding Level Review

July 15, 2026

Historic Growth of the Dedicated Sales Tax

FY	Sales Tax Growth (%)
FY06	2.68%
FY07	1.13%
FY08	-0.15%
FY09	-6.22%
FY10	-1.65%
FY11	2.76%
FY12	2.42%
FY13	1.72%
FY14	6.67%
FY15	5.02%

FY	Sales Tax Growth (%)
FY16	4.52%
FY17	2.29%
FY18	3.82%
FY19	5.33%
FY20	2.70%
FY21	20.07%
FY22	7.94%
FY23	6.32%
FY24	-1.60%
FY25	3.16%

- Sales tax growth varies
- Dedicated sales tax increased annually between FY2011 and FY2023
- For 3 of last 20 years, sales tax growth was $\geq$ 6.5%
- Sales tax growth averaged 2.63% over last *3* years
- Sales tax growth averaged 3.45% over last *20* years
- If Sales tax growth is limited to max 6.50%, then growth averaged 2.69% over last *20* years

Historic Construction Funding Levels

Effective Date	Construction Funding Limit $/sf
January 2009	$275
July 2014	$287
July 2015	$299
July 2016	$312
July 2017	$326
January 2018	$333
June 2021	$360
October 2022	Building - $393, Site - $39 ($432/sf)
October 2023	Building - $550, Site - $55 ($605/sf)
January 2025	Building - $586, Site - $59 ($645/sf)
January 2026	Building - $605, Site - $73 ($678/sf), D&A - $42

- 2009 set constructing funding limit to $275/sf + eligible Demolition & Abatement ("D&A")
- First five increases to construction funding limit based on growth in grant cap space
- Since June 2021, four increases based on a comparison of estimated grants to estimated cap space.
- Recent increases made possible through a legislative change
- 2026 set D&A limit to $42/sf (inclusive of asbestos floor and ceiling tile abatement)

Site Cost Impact Analysis

Assumed Site % Limit	# of Projects w/ Lower Site Costs than Site Funding Limit	Total Cost to MSBA Difference vs 12% Policy
8%	5	-$159,755,204
12%	8	
15%	10	$110,002,513
18%	21	$208,743,187

Dataset:

- All 2014+ SOI class Core projects that have been PS&B approved as of the April 2026 BOD meeting
- Includes Boston Quincy Upper (2010 SOI) and Boston Arts Academy (2013 SOI)
- 119 projects total

Note: assumes a consistent Building Funding Limit across all "Assumed Site % Limit" options

Funding Level Review - Static Model Assumptions

Factors	2026 Model Assumptions	2027 Model Assumptions
Feasibility Study Agreement Grant per Project	$1,117,000	$1,165,241*
Average Enrollment	740	788**
Total Eligible sf per Project	155,000	165,979**
Demolition & Abatement Assumed sf	124,000	126,144**
OPM and Designer Fee Upper Limit per sf	Building + Site Funding Limits	Building + Site Funding Limits
Furniture, Fixtures, and Equipment	$3,485	$3,485
Total Reimbursement Rate	62% including incentives	58.92% including incentives**
Project Obligation of District's Proposed Project Scope and Budget	90% approved four FYs after SOI submittal	90% approved four FYs after SOI submittal

**Based on 45 projects FSA approved between FY24-FY26*

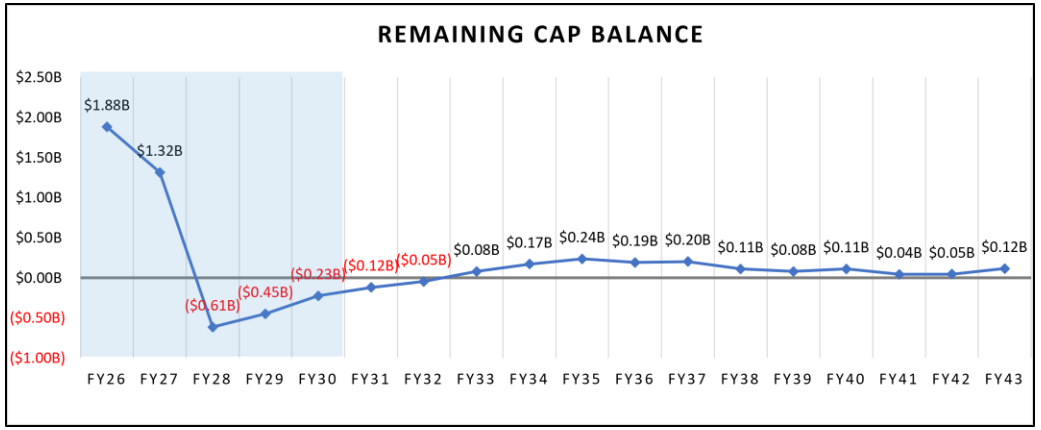
***Based on 37 projects PS&B approved between FY24-FY26*

Current Funding Levels

Factors	Current Policy - 2026	Baseline - 2027	Annual Escalation Rate - 2027+
Grant Cap	$1,295,145,936	$1,337,238,179	+3.25%
Building Funding Limit	$605/sf	$605/sf	+0%
Site Funding Limit (12% of Building Funding Limit)	$73/sf	$73/sf	
OPM & Designer Upper Limit (Building + Site)	$678/sf	$678/sf	
Demo & Abatement	$42/sf	$42/sf	

Balanced Cap by FY33

2026-2029 Avg Annual Invitations	2030-2042 Avg Annual Invitations
19	26

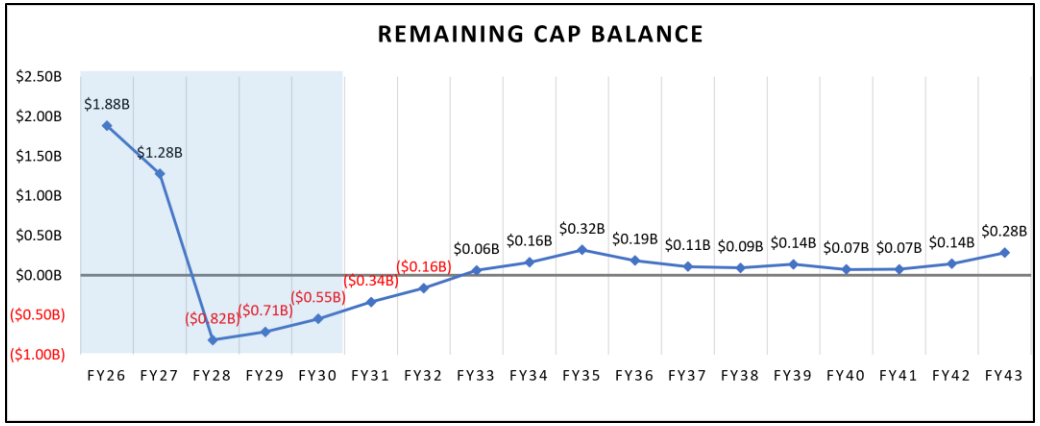


Option 1

Factors	Current Policy - 2026	Baseline - 2027	Annual Escalation Rate - 2027+
Grant Cap	$1,295,145,936	$1,337,238,179	+3.25%
Building Funding Limit	$605/sf	$605/sf	+0%
Site Funding Limit **(18% of Building Funding Limit)**	$73/sf	$109/sf	
OPM & Designer Upper Limit (Building + Site)	$678/sf	$714/sf	
Demo & Abatement	$42/sf	$42/sf	

Balanced Cap by FY33

2026-2029 Avg Annual Invitations	2030-2042 Avg Annual Invitations
17	24

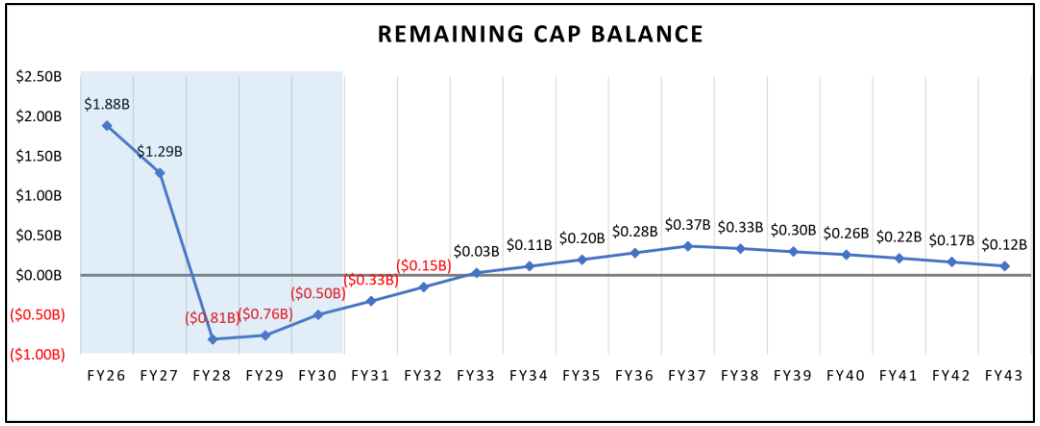


Option 2A

Factors	Current Policy - 2026	Baseline - 2027	Annual Escalation Rate - 2027+
Grant Cap	$1,295,145,936	$1,337,238,179	+3.25%
Building Funding Limit	$605/sf	$625/sf	
Site Funding Limit (12% of Building Funding Limit)	$73/sf	$75/sf	
OPM & Designer Upper Limit (Building + Site)	$678/sf	$700/sf	
Demo & Abatement	$42/sf	$44/sf	

Balanced Cap by FY33

2026-2029 Avg Annual Invitations	2030-2042 Avg Annual Invitations
15	17

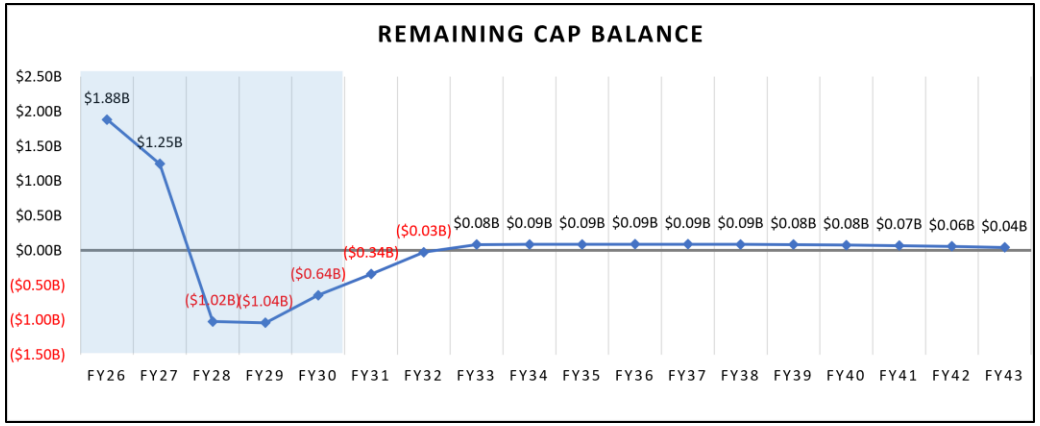


Option 2B

Factors	Current Policy - 2026	Baseline - 2027	Annual Escalation Rate - 2027+
Grant Cap	$1,295,145,936	$1,337,238,179	+3.25%
Building Funding Limit	$605/sf	$625/sf	
Site Funding Limit **(18% of Building Funding Limit)**	$73/sf	$113/sf	
OPM & Designer Upper Limit (Building + Site)	$678/sf	$738/sf	
Demo & Abatement	$42/sf	$44/sf	

Balanced Cap by FY33

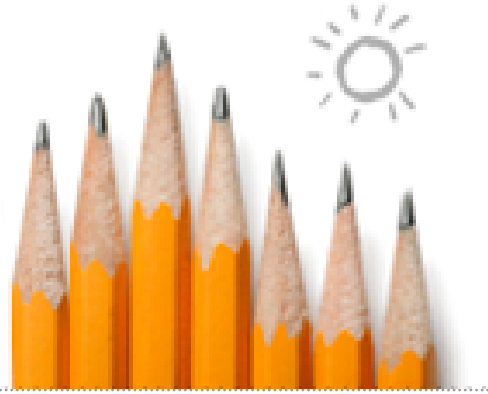
2026-2029 Avg Annual Invitations	2030-2042 Avg Annual Invitations
13	16



Options Summary

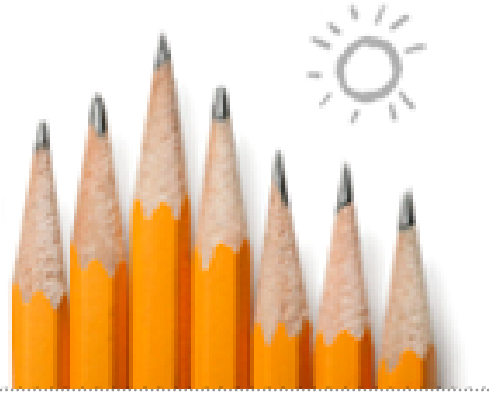
		OPM & Designer Upper Limit ($/sf)		
Options	**Proposed Policy ($/sf) & Annual Escalation Rate – 2027**	**Limit in 2027**	**2026 SOI Class @ PS&B Approval**	**Balanced Cap by FY33 Avg Annual Invitations**
Current Funding Levels	Building: $605 (+0%) Site: $73 (12% of Building) Demo & Abatement: $42 (+0%)	$678	$678	2026-2029: 19 2030-2042: 26
Option 1	Building: $605 (+0%) Site: $109 **(18% of Building)** Demo & Abatement: $42 (+0%)	$714	$714	2026-2029: 17 2030-2042: 24
Option 2A	Building: $625 **(+3.25%)** Site: $75 (12% of Building) Demo & Abatement: $44 **(+3.25%)**	$700	$772	2026-2029: 15 2030-2042: 17
Option 2B	Building: $625 **(+3.25%)** Site: $113 **(18% of Building)** Demo & Abatement: $44 **(+3.25%)**	$738	$814	2026-2029: 13 2030-2042: 16

Factors that differ from Current Funding Levels are **bolded**



Core Program Statement of Interest Due Diligence

Further Review and No Further Review Recommendations



2026 Model School Procurement Update

Facilities Assessment Subcommittee
July 15, 2026

Schedule

2026 Model School Procurement Schedule		
Task	**Start**	**Finish**
Phase 1 Initial Assessment of Responses	5/15/2026	6/29/2026
Inform FAS of Recommended Visits	7/15/2026	7/15/2026
Phase 2 School Visits	7/30/2026	8/28/2026
Committee finalizes selection of schools	8/31/2026	9/4/2026
Draft Recommendation	9/7/2026	9/10/2026
Reviews & Approvals	9/10/2026	9/15/2026
FAS: Present Recommendations	9/16/2026	9/30/2026
Review candidates with DSP	9/22/2026	10/6/2026
Recommendation to MSBA Board for New Model Schools		10/28/2026

Model School Overview

MINIMUM REQUIREMENTS

1. The proposed Model School must be all new, PK-12 construction, located within a 125-mile radius of Worcester, MA;
2. The proposed Model School must have been permitted using the 780 CMR Massachusetts State Building Code 9th edition or later or, if not permitted in Massachusetts, any building code or design criteria using the International Energy Conservation Code ("IECC") no earlier than 2018 edition, and ASHRAE 90.1 no earlier than the 2016 version;
3. The proposed Model School must have been registered with either USGBC "LEED-S" or Collaborative for High Performance Schools ("CHPS"), and;
4. The proposed Model School must have been open for occupancy for a minimum of 12 months as of September 18, 2026.

PHASE 1| EVALUATION

1. Completeness of submission materials;
2. Adapt to other sites;
3. Adapt to a 20% addition and reduction in design;
4. Adapt to variations educational programs;
5. Maximum flexibility for future uses;
6. Differentiated learning spaces;
7. Conforms to space summary guidelines;
8. Sustainable Building Design Guidelines;
9. Environmental qualities;
10. MSBA Guidelines for Science Labs;
11. Cont. Cost/SF;
12. Percentage of Design Change Orders;
13. The ability of the proposed design team to comply with program goals;
14. Any other criteria that the MSBA may deem relevant to the evaluation of proposed model schools.

PHASE 2| SITE VISITS

Phase 2 review may include an MSBA Site Visit, and the review of any information and/or documentation that is requested by the MSBA from a Designer that is in addition to the information and documentation that was supplied by the Designer.

Next Steps

- Phase 2 Review
  - Site Visits in August 2026