

# Medway Municipal Complex

## Building Committee Meeting

**June 22, 2026**

Project Leaders

Accelerating success.

CONSIGLI Est. 1905

DORE + WHITTIER

# Medway Municipal Complex

## June 22, 2026 Building Committee Meeting Agenda:

1) Call to Order
2) Quorum Confirmation
3) Public Comments
4) Review and Vote on 5/20/26 Building Committee Meeting Minutes
5) Review and Vote on the following Budget, Finance, & Grants Subcommittee Meeting Minutes: 7/30/25, 11/5/25, 3/5/26, and 6/3/26
6) Review and Vote on the following OPM, Architect, & CM Selection Subcommittee Meeting Minutes: 8/6/25, 9/10/25, 9/29/25, 10/15/25, 10/16/25, 10/17/25, 2/9/26, 2/10/26, 2/11/26, 2/18/26
7) Review and Vote on the following Site Design & Neighborhood – Downtown Impacts Subcommittee Meeting Minutes: 11/19/25
8) Review and Vote on the following Police and Fire Departments Program & Space Subcommittee Meeting Minutes: 1/14/26
9) Review and Vote on Dore + Whittier Add-Service Proposal for Solar System Design
10) Review and Vote on Dore + Whittier Add-Service Proposal for Utility Company Incentive Energy Modeling

# Medway Municipal Complex

## June 22, 2026 Building Committee Meeting Agenda:

11) Budget Update
12) Expenditure Review & Approvals
13) Schedule Update
14) Building and Site Design Update
15) Community Outreach Update
16) Other Business Determined to be Appropriate by the Chair
17) Next Meeting(s)
18) Adjourn

Senior Center (north of here)
Ideally sidewalk would continue to Senior Center but that has challenging geography

School Bus Stop at corner




Main Street is down hill
Pond Street is angled
Results in High Speed and Low Visibility

Presented by: Arthur Colman, 4 Drybridge Rd (art.colman@gmail.com) 6/22/2026

# 9) Review and Vote on Dore + Whittier Add-Service Proposal for Solar System Design

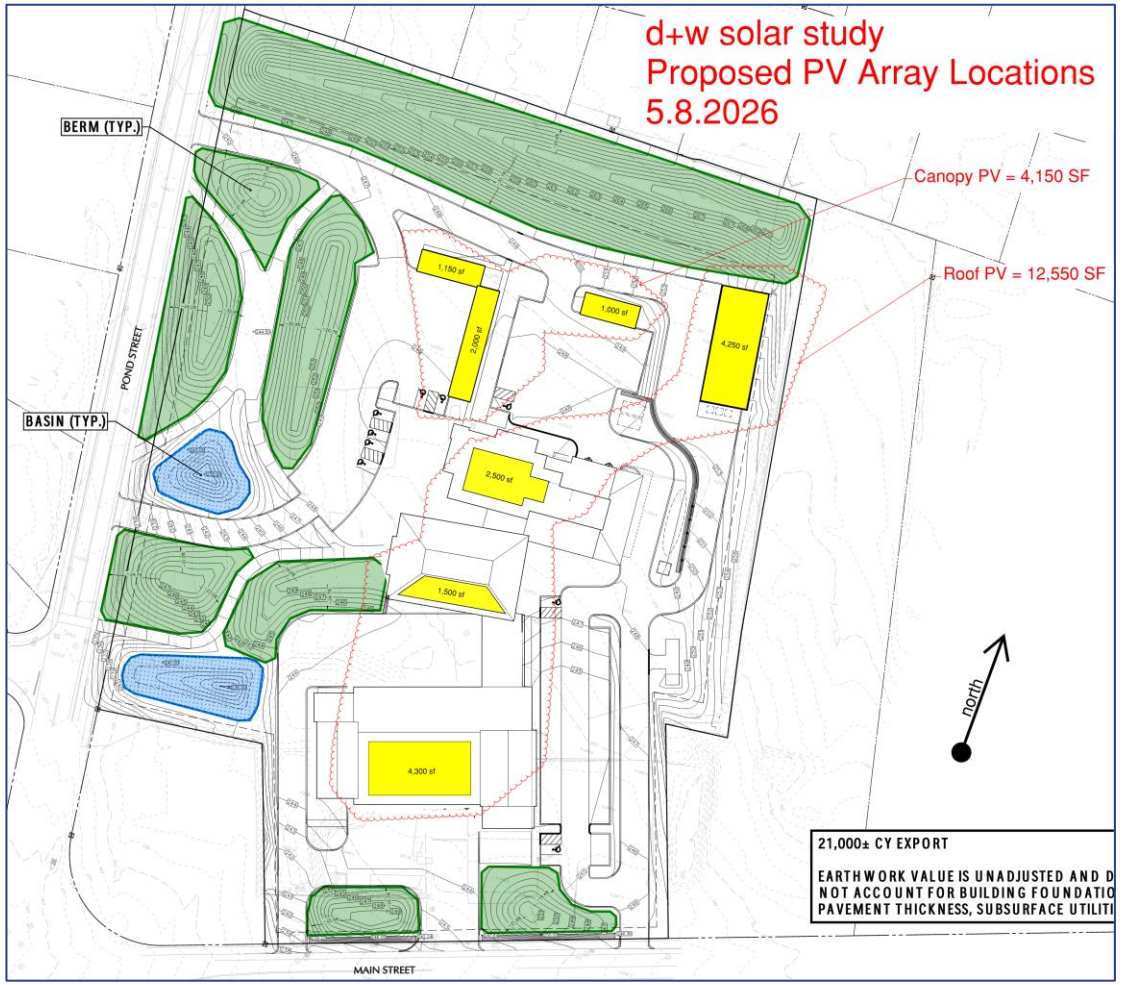
## Scope

- Solar Design and Engineering
- Approximately 225 kW Roof Mounted System at 4 Locations
- Approximately 30 kW Canopy System at 3 Locations
- Construction Administration Services

| Description | Amount: |
|---|---|
| GGD Roof Mounted PV Array Design | $37,500.00 |
| D+W –10% Mark up | $3,750.00 |
| Total: | $41,250.00 |

Or.

| Description | Amount: |
|---|---|
| GGD Roof Mounted and Canopy Mounted PV Array Design | $56,000.00 |
| D+W –10% Mark up | $5,600.00 |
| Total: | $61,600.00 |



# 9) Review and Vote on Dore + Whittier Add-Service Proposal for Solar System Design

**As of:** 6/22/2026

Budget Block Control Log

| Special Consultants- Solar Engineering | |
|---|---|
| *Budget Amount $(000)* | $ 75.0 |
| ***Budget with Approved Transfers*** | $ 75.0 |

| INVOICE | | | | | | | | CONTRACT | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Approval Date | Vendor | Invoice Date | Invoice Number | Invoice Amount | Amount Approved | Amount **NOT** Approved | **Cumulative Total Approved** | Change Order/ Item # | Change Order Amount | **Contract Amount** | **Contract Amount Unpaid** |
| | | | | | | | | | | | 0.00 |
| | | | | | | | | | | | |
| | | | | **TOTAL TO DATE:** | 0.00 | | | | 0.00 | 0.00 | |

***Planned But Not Contracted***

| Date | Vendor | Description | Planned Amount |
|---|---|---|---|
| 6/16/2026 | D+W | Roof and Canopy Solar Design ASR #12 | 61,600.00 |
| | | | |
| | | **TOTAL** | 61,600.00 |
| | | **Remaining Balance Surplus (Deficit)** | 13,400.00 |

# 10) Review and Vote on Dore + Whittier Add-Service Proposal for Utility Company Incentive Energy Modeling

## Scope

- Energy Model Simulations at (3) Phases in Design to predict the Energy Use Intensity (EUI) – Required by Mass Save
- Reports to be provided at each phase's simulation
- Additional simulations as needed for Value Engineering, etc.

## Fee

$30,250.00

**Figure 2:** Site Energy by End-use Comparison

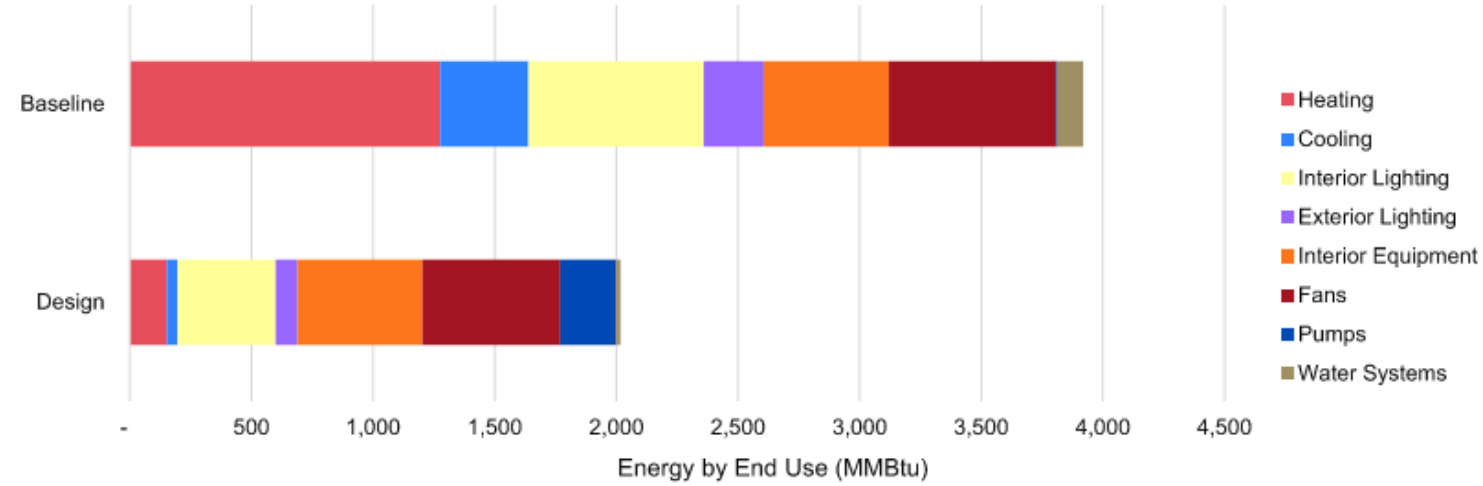



**Table 1:** Site Energy by End-use (MMBtu/Yr)

| Description | Lights | Misc. Equip | Space Heating | Space Cooling | Pumps & Aux | Vent Fans | DHW | Exterior Ltg | Total | % Savings | EUIs |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Baseline | 720 | 513 | 1,275 | 364 | 4 | 690 | 106 | 248 | 3,919 | - | 44.34 |
| Design | 404 | 513 | 152 | 44 | 231 | 566 | 17 | 90 | 2,017 | 48.5% | 22.82 |

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# 10) Review and Vote on Dore + Whittier Add-Service Proposal for Utility Company Incentive Energy Modeling

**As of:** 6/22/2026

Budget Block Control Log

**Special Consultants- Energy Modeling & HVAC LCCA**

| | |
|---|---|
| *Budget Amount $(000)* | $ 55.0 |
| ***Budget with Approved Transfers*** | $ 55.0 |

| INVOICE | | | | | | | | CONTRACT | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Approval Date | Vendor | Invoice Date | Invoice Number | Invoice Amount | Amount Approved | Amount **NOT** Approved | **Cumulative Total Approved** | Change Order/ Item # | Change Order Amount | **Contract Amount** | **Contract Amount Unpaid** |
| **D+W Amendment #2 - HVAC LCCA** | | | | | | | | | | 24,750.00 | 24,750.00 |
| | | | | | | | | | | | |
| | | | | **TOTAL TO DATE:** | 0.00 | | | | 0.00 | 24,750.00 | |

***Planned But Not Contracted***

| Date | Vendor | Description | Planned Amount |
|---|---|---|---|
| 6/16/2026 | D+W | Mass Save Utility Incentive Energy Modeling - ASR #11 | 30,250.00 |
| | | | |
| | | **TOTAL** | 30,250.00 |
| | | **Remaining Balance Surplus (Deficit)** | 0.00 |

## 11) Budget Update - Schematic Design Cost Estimate

Unreconciled Estimates 4/27/26 → Reconciliation Meeting 4/29/26 → Value Management 4/29 – 5/18 → $91.1M $850 / SF

## Design Development Cost Estimate

Unreconciled Estimates 7/20/26 → Reconciliation Meeting 7/22/26 → Value Management 7/22 – 7/24 → $? $? / SF

# 11) Budget Update - Schematic Design Value Management

| Phase | Discipline | Item # | Description | Trade $ ($000s) | Total w/Markup | Status | Accepted | Possible | Rejected | Alternate |
|---|---|---|---|---|---|---|---|---|---|---|
| SD | | 1.0 | **EARLY RELEASE PACKAGE** Savings to do an early release package for: Site, Concrete, and Structural Steel. Bidding to be Sept. 2026. | 0.0 | (119.4) | Possible | | (119.4) | | |
| | | | **CIVIL** | | | | | | | |
| SD | C | 1.0 | In lieu of permeable pavers, install poured in place concrete. | 0.0 | (270.8) | Rejected | | | (270.8) | |
| SD | C | 2.0 | Bituminous concrete / asphalt at all sidewalk areas, in lieu of concrete, and pavers to poured in place concrete. | 0.0 | (296.0) | Accepted | (296.0) | | | |
| SD | C | 3.0 | Remove gas line from Site Utility Plan (CU101) in the event Owner prefers diesel generator. | 0.0 | (53.4) | Accepted | (53.4) | | | |
| SD | C | 4.0 | Reduce soil disposal by incorporating berms within site plan | 0.0 | (442.4) | Accepted | (442.4) | | | |
| SD | C | 5.0 | Reduction to stormwater retention swales due to SD design being conservative | 0.0 | (62.4) | Accepted | (62.4) | | | |
| SD | C | 6.0 | Heavy duty asphalt at Main St. entry to Fire Station (50' x 50'), in lieu of concrete | 0.0 | (12.7) | Accepted | (12.7) | | | |
| SD | C | 7.0 | Removal of manual gate to the direct west of Fire Station | 0.0 | (13.1) | Accepted | (13.1) | | | |
| SD | C | 8.0 | Eliminate motorized sliding gates at Police parking area | 0.0 | (75.0) | Rejected | | | (75.0) | |
| | | | **LANDSCAPE** | | | | | | | |
| SD | L | 1.0 | Remove concrete seat walls | 0.0 | (169.1) | Accepted | (169.1) | | | |
| SD | L | 2.0 | Reduce plantings by 25% | 0.0 | (236.8) | Accepted | (236.8) | | | |
| SD | L | 3.0 | Eliminate irrigation system | 0.0 | (401.6) | Accepted | (401.6) | | | |
| SD | L | 4.0 | Reduce site furnishings | 0.0 | (17.5) | Accepted | (17.5) | | | |
| | | | **STRUCTURAL** | | | | | | | |
| SD | S | 1.0 | Premanufactured structure (Canam Murox) at Fire Station | 0.0 | (2,482.8) | Accepted | (2,482.8) | | | |
| | | | **ARCHITECTURAL (INTERIOR)** | | | | | | | |
| SD | AI | 1.0 | **OUTBUILDING / GARAGE** Remove Outbuilding / Garage in its entirety, including all applicable utilities. Former Garage area to be planting area, similar to the adjacent, landscaped areas. | 0.0 | (2,488.9) | Rejected | | | (2,488.9) | |
| SD | AI | 2.0 | **OUTBUILDING / GARAGE** Outbuilding to be pre-fabricated building (Canam Murox). | 0.0 | (268.2) | Accepted | (268.2) | | | |
| SD | AI | 3.0 | **TOWN HALL REAR ELEVATOR** Remove Elevator 178 and Elevator Machine Room 177 and replace with two Storage Closets. Replace Elevator 355 with a Storage Closet. Replace Elevator 338 with a Storage Closet. | 0.0 | (356.7) | Accepted | (356.7) | | | |
| SD | AI | 4.0 | **SHOWERS AT CHIEF OFFICES** Remove shower from Toilet 323 & Toilet 141. | 0.0 | (11.4) | Accepted | (11.4) | | | |
| SD | AI | 5.0 | In lieu of porcelain tile where scheduled, install ceramic tile. | 0.0 | (15.0) | Accepted | (15.0) | | | |
| SD | AI | 6.0 | Remove fit up at Basement Firing Range. | 0.0 | (1,201.1) | Rejected | | | (1,201.1) | |
| SD | AI | 7.0 | Remove entire Basement at Police building | 0.0 | (4,326.3) | Rejected | | | (4,326.3) | |

# 11) Budget Update - Schematic Design Value Management

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| SD | AI | 8.0 | Eliminate operable partitions | 0.0 | (128.2) | Accepted | (128.2) | | | |
| SD | AI | 9.0 | Reduce interior storefront at meeting rooms by 25% | 0.0 | (52.3) | Accepted | (52.3) | | | |
| SD | AI | 10.0 | Plastic laminate countertops in lieu of solid surface | 0.0 | (70.8) | Possible | | (70.8) | | |
| SD | AI | 10.0 | Keep solid surface but target $100/SF approximately | 0.0 | (49.4) | Accepted | (49.4) | | | |
| SD | AI | 11.0 | Epoxy flooring and base in lieu of porcelain tile at Toilet Rooms | 0.0 | (30.0) | Accepted | (30.0) | | | |
| SD | AI | 12.0 | Carpet at Corridor 292 in lieu of porcelain tile | 0.0 | (14.2) | Accepted | (14.2) | | | |
| SD | AI | 13.0 | Cermic floor tile in lieu of porcelain at Lobby 58, 164, and 477 | 0.0 | (6.4) | Accepted | (6.4) | | | |
| SD | AI | 14.0 | Reduce chair rail by 15% | 0.0 | (29.3) | Accepted | (29.3) | | | |
| SD | AI | 15.0 | Eliminate Apparatus Bay 1 | 0.0 | (516.0) | Rejected | | | (516.0) | |
| SD | AI | 16.0 | Exposed, painted structure above in lieu of ACT ceiling at storage rooms, janitor rooms, elec. rooms, and IDF rooms | 0.0 | (11.2) | Accepted | (11.2) | | | |
| SD | AI | 17.0 | Reduce GWB ceilings by 25%; replace with ACT | 0.0 | (29.0) | Accepted | (29.0) | | | |
| SD | AI | 18.0 | Plastic laminate counters in lieu of stainless steel | 0.0 | (15.0) | Rejected | | | (15.0) | |
| SD | AI | 19.0 | Polished concrete in lieu of epoxy flooring | 0.0 | (382.8) | Rejected | | | (382.8) | |
| SD | AI | 20.0 | Eliminate tile backsplash at Kitchen | 0.0 | (26.3) | Accepted | (26.3) | | | |
| SD | AI | 21.0 | VCT in lieu of resilient floor tile | 0.0 | (129.9) | Accepted | (129.9) | | | |
| SD | AI | 22.0 | Replace 50% of wood ceiling with ACT | 0.0 | (118.4) | Accepted | (118.4) | | | |
| SD | AI | 23.0 | Reduce 2nd and 3rd floor heights by 12" (from 14' down to 13') | 0.0 | (242.7) | Accepted | (242.7) | | | |
| SD | AI | 24.0 | 4" slab on grade in lieu of 5" | 0.0 | (33.7) | Accepted | (33.7) | | | |
| SD | AI | 25.0 | Reduce base and wall cabinets by 25% | 0.0 | (100.3) | Accepted | (100.3) | | | |
| SD | AI | 26.0 | Eliminate window shades; move to FF&E | 0.0 | (138.6) | Accepted | (138.6) | | | |
| | | | **ARCHITECTURAL (EXTERIOR)** | | | | | | | |
| SD | AE | 1.0 | In lieu of aluminum windows, install fiberglass windows. | 0.0 | (755.3) | Accepted | (755.3) | | | |
| SD | AE | 2.0 | In lieu of granite base at perimeter of building, install ground-face CMU. | 0.0 | (184.0) | Accepted | (184.0) | | | |
| SD | AE | 3.0 | In lieu of granite base at perimeter of building, install fieldstone base. | 0.0 | (72.6) | Rejected | | | (72.6) | |
| SD | AE | 4.0 | In lieu of composite siding, install metal siding. | 0.0 | 1,036.4 | Rejected | | | 1,036.4 | |
| SD | AE | 5.0 | Change pitched roofs to flat, membrane roofs. | 0.0 | (450.0) | Rejected | | | (450.0) | |
| SD | AE | 6.0 | In lieu of triple glazed aluminum windows, install double glazed aluminum windows. | 0.0 | (266.5) | Rejected | | | (266.5) | |
| SD | AE | 7.0 | In lieu of triple glazed fiberglass windows, install double glazed fiberglass windows. | 0.0 | | | | | | |
| SD | AE | 8.0 | Eliminate Police Station canopy | 0.0 | (411.5) | Rejected | | | (411.5) | |
| SD | AE | 8.0 | Architectural CMU veneer in lieu of brick | 0.0 | (269.2) | Accepted | (269.2) | | | |
| SD | AE | 9.0 | Reduce windows by 15%; replace with adjacent cladding | 0.0 | (55.7) | Accepted | (55.7) | | | |
| SD | AE | 10.0 | Exposed structure at underside of Police Station canopy in lieu of an exterior ceiling system | 0.0 | (269.7) | Accepted | (269.7) | | | |
| SD | AE | 11.0 | Install masonry veneer in warmer months (eliminate tarping) | 0.0 | (87.6) | Accepted | (87.6) | | | |
| SD | AE | 12.0 | Underslab insulation to 4' from perimeter in lieu of full extent of slab on grade | 0.0 | (193.3) | Possible | | (193.3) | | |

# 11) Budget Update - Schematic Design Value Management

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **MECHANICAL** | | | | | | | | | | |
| SD | M | 1.0 | **HVAC Option 1** Air Source VRF System in lieu of Ground Source B.O.D. | 0.0 | (3,751.2) | Rejected | | | (3,751.2) | |
| SD | M | 1.0 | **HVAC Option 2** Air Source Heat Pump & FCU System in lieu of Ground Source B.O.D. | 0.0 | (2,728.0) | Rejected | | | (2,728.0) | |
| SD | M | 1.0 | **HVAC Option 3** Ground Source VRF System in lieu of Ground Source B.O.D. | 0.0 | (213.8) | Rejected | | | (213.8) | |
| **ELECTRICAL** | | | | | | | | | | |
| SD | E | 1.0 | Change copper feeders to aluminum feeders. | 0.0 | (161.1) | Accepted | (161.1) | | | |
| SD | E | 2.0 | In lieu of (2) 600 kW natural gas generators, furnish and install (2) 600 kW diesel generators. Natural gas service to the property goes away. | 0.0 | (287.7) | Accepted | (287.7) | | | |
| SD | E | 3.0 | Reduce lighting by $1/SF | 0.0 | (128.9) | Accepted | (128.9) | | | |
| SD | E | 4.0 | Add radiant slab system at Fire apparatus main entry (south side), north side entry of Police, and back/east side entry of Town Hall. | 0.0 | 163.2 | Accepted | 163.2 | | | |
| **TELECOM** | | | | | | | | | | |
| SD | T | 1.0 | Remove any telecom wiring to the Garage, only conduit and string. | 0.0 | (13.0) | Accepted | (13.0) | | | |
| | | | | 0.0 | $ (24,544.60) | | $ (8,028.00) | $ (383.50) | $ (16,133.10) | $ - |

| | | |
|---|---|---|
| Reconciled Cost Estimate | $ 99,146.9 | Total Project = 107,195 SF |
| Construction Budget ($825/SF) | $ 88,435.9 | |
| Value Engineering Required | (10,711.0) | |
| **Cost Estimate w/ Accepted VE** | **$ 91,118.9** | $850/SF |
| **Variance to Budget - (Over) / Under** | (2,683.0) | |

# 11) Budget Update – Critical Decisions

## Current Challenges & Exposures

1) "Pre-Fabricated" Building for Fire Station: Compatibility with Façade Design | Complexities with Coordination & Constructability | Accurate Cost Savings
2) Soil Disposal Costs if Contaminated: Approximately $2.4M - $4.7M (59,500 tons x $40/ton - $80/ton) | Currently carrying $1.2M for Soil Disposal
3) Solar Not Currently Included in the Estimate | Design Aesthetic | Site Limitations | Approximately $490K for Flat Roof Locations
4) 1 for 1 Tree Replacement at Northern Berm | Add of approximately $170K if Full Berm | Deduct of approximately $90K if 2/3 Berm
5) Police Basement within Water Table | Add $2.2M for Larger Foundation Walls and Slab on Grade, Waterproofing Membrane, etc.

# 12) Expenditure Review & Approvals

## Town of Medway

### Medway Municipal Complex Project - Design through Bid Budget

### Financial Status Report ($000's)

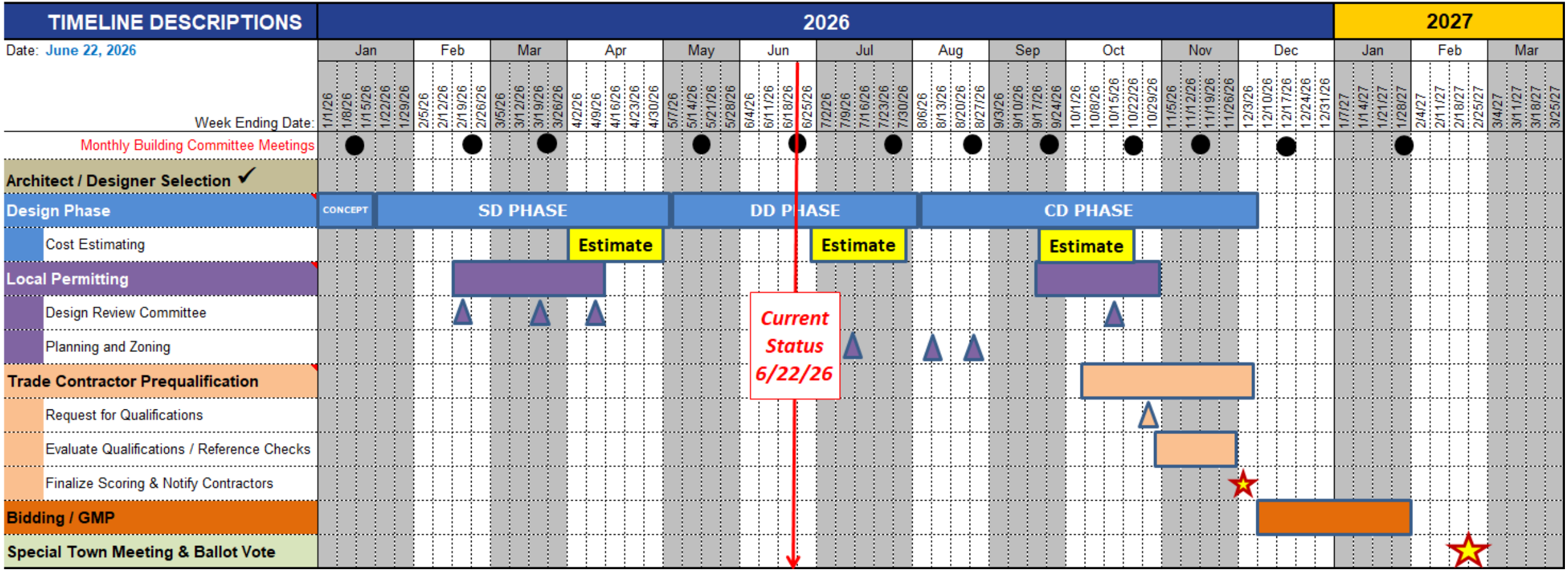
Date: June 22, 2026

| | | A | B | C | D1 | D2 | D | E | F | G |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Budget | | | Contracted Project Costs | | | Anticipated Costs | | |
| | Budget developed as of 7/15/2025 | Project Budget | Approved Transfers | Approved Budget w/ Transfers | Paid | Unpaid | Total Contract | Planned, but not Contracted | Anticipated Total Costs (D + E) | Remaining Balance (C - F) |
| V. | **Fees and Expenses** | | | | | | | | | |
| A. | Fees | | | | | | | | | |
| 1 | Conceptual Design - Architect | 145.4 | - | 145.4 | 145.4 | - | 145.4 | - | 145.4 | - |
| 2 | Architect - Basic Services_Design Phase | 4,417.0 | - | 4,417.0 | 941.3 | 3,471.7 | 4,413.0 | - | 4,413.0 | 4.0 |
| 3 | Special Consultants | | | | | | | | | |
| a | Environmental Consultant (w Owner) | 100.0 | - | 100.0 | - | 24.7 | 24.7 | 75.3 | 100.0 | - |
| b | FF&E Consultant | 75.0 | - | 75.0 | - | - | - | 75.0 | 75.0 | - |
| c | Technology Consultant | 75.0 | - | 75.0 | - | - | - | 75.0 | 75.0 | - |
| d | Geo-Tech Engineering | 90.0 | - | 90.0 | - | 88.6 | 88.6 | - | 88.6 | 1.4 |
| e | Traffic Engineer (w Owner) | 65.0 | - | 65.0 | 9.6 | 12.0 | 21.6 | 30.0 | 51.6 | 13.4 |
| f | Wetlands | 5.0 | - | 5.0 | - | - | - | 5.0 | 5.0 | - |
| g | Permitting | 107.5 | - | 107.5 | - | 97.0 | 97.0 | 10.5 | 107.5 | - |
| h | Geothermal Engineering | 200.0 | - | 200.0 | - | 138.6 | 138.6 | 61.4 | 200.0 | - |
| i | Solar Engineering | 75.0 | - | 75.0 | - | - | - | 61.6 | 61.6 | 13.4 |
| j | Energy Modeling & HVAC LCCA | 55.0 | - | 55.0 | - | 24.8 | 24.8 | 30.3 | 55.1 | (0.1) |
| k | Hydrant Flow Test | 4.0 | - | 4.0 | 1.0 | - | 1.0 | - | 1.0 | 3.0 |
| 4 | Project Management | 595.0 | - | 595.0 | 203.9 | 391.1 | 595.0 | - | 595.0 | - |
| 5 | Building Commissioning | 100.0 | - | 100.0 | - | 61.4 | 61.4 | 38.6 | 100.0 | - |
| 7 | CM Preconstruction Fee | 286.9 | - | 286.9 | 44.1 | 242.8 | 286.9 | - | 286.9 | 0.0 |
| 9 | Site Survey | 75.0 | - | 75.0 | 10.3 | 39.2 | 49.5 | 25.5 | 75.0 | - |
| | Sub-total Fees | 6,470.8 | - | 6,470.8 | 1,355.6 | 4,591.9 | 5,947.5 | 488.2 | 6,435.7 | 35.1 |
| B. | Expenses | | | | | | | | | |
| 2 | Permits | 50.0 | - | 50.0 | - | - | - | 50.0 | 50.0 | - |
| 3 | Printing & Bid Hosting | 15.0 | - | 15.0 | - | - | - | 15.0 | 15.0 | - |
| 8 | Consultant Reimbursables | 30.0 | - | 30.0 | 1.5 | 28.5 | 30.0 | - | 30.0 | - |
| 11 | Advertising | 10.0 | - | 10.0 | 0.2 | - | 0.2 | 9.8 | 10.0 | - |
| | Sub-total Expenses | 105.0 | - | 105.0 | 1.7 | 28.5 | 30.2 | 74.8 | 105.0 | - |
| | **Total Fees and Expenses** | 6,575.8 | - | 6,575.8 | 1,357.3 | 4,620.4 | 5,977.7 | 563.0 | 6,540.7 | 35.1 |
| VI. | **Contingency** | | | | | | | | | |
| 2 | Owner's Project | 1,324.2 | - | 1,324.2 | - | - | - | - | - | 1,324.2 |
| | **Total Contingency** | 1,324.2 | - | 1,324.2 | - | - | - | - | - | 1,324.2 |
| | **Total Project** | $ 7,900.0 | $ - | $ 7,900.0 | $ 1,357.3 | $ 4,620.4 | $ 5,977.7 | $ 563.0 | $ 6,540.7 | $ 1,359.3 |

# 13) Schedule Update – Design through Special Town Meeting & Ballot Vote

## Town of Medway

Medway Municipal Complex Project

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Colliers Project Leaders

# 14) Building and Site Design Update

# 15) Community Outreach Update

## Public Presentations

- Dec. 10th ✓
- Next ?

## Project Website

## Project Updates

## Project Email Address

## Town Facebook Page



# Medway Municipal Complex

## June 22, 2026 Building Committee Meeting Agenda:

16) Other Business Determined to be Appropriate by the Chair
17) Next Meeting(s)
    a. Building Committee: July 27, 2026
    b. Budget Committee: TBD
    c. FF&E Committee: TBD
    d. Design Review Committee: TBD
    e. PEDB: August 11, 2026
    f. Conservation Commission: TBD
18) Adjourn