



Project Leaders

Medway Municipal Complex

Building Committee Meeting

July 27, 2026

Accelerating success.



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Medway Municipal Complex

July 27, 2026 Building Committee Meeting Agenda:

- 1) Call to Order
- 2) Quorum Confirmation
- 3) Public Comments
- 4) Project Schedule Updates:
 - a. Design & Bidding
 - b. Based upon May Special Election Approval
 - c. Based upon February Special Election Approval
- 5) Design through Bidding Budget Update
- 6) Construction Budget Update
 - a. Design Development Estimate Update
 - b. Review List of Potential Value Engineering
 - c. Estimated Savings based upon May 2027 approval & Start Date
- 7) Building and Site Design Update



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Medway Municipal Complex

July 27, 2026 Building Committee Meeting Agenda:

- 8) Community Outreach Update & Discussion
- 9) Committee Approvals & Recommendations:
 - a. VOTE: Approve the Deletion of the Firing Range from Design Due to Subsurface Water Conditions
 - b. VOTE: Approve & Recommend that the Select Board Establish a Special Town Meeting & Special Town Election in February 2027
 - c. VOTE: Approve & Recommend to the Select Board the Appointment of Mary Beaumont to Full Committee and the Furniture Fixtures & Equipment (FFE) Subcommittee
 - d. VOTE: Approve & Recommend Expenditure of Design Funds Associated with the Peer Review Consultant to the Planning & Economic Development Board
 - e. VOTE: Approve 6/22/26 Building Committee Meeting Minutes
- 10) Furniture Fixtures & Equipment
 - a. Detailed Update on Scope & Budget
- 11) Other Business Determined to be Appropriate by the Chair
- 12) Next Meeting(s)



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Medway Municipal Complex

July 27, 2026 Building Committee Meeting Agenda:

- a. Building Committee: August 24, 2026 @ 7:00 PM (DPW Facility, Conf Rm)
- b. Budget Committee: August 5, 2026 @ 7:00 PM (Town Hall, First Fl Conf Rm)
- c. FF&E Committee: August 12, 2026 @ 7:00 PM (Town Hall, First Fl Conf Rm)
- d. Design Review Committee: August 3, 2026 @ 7:00 PM (virtual) pending status of updated Elevations & Site drawings & Agenda w/ Town Planner
- e. PEDB: TBD
- f. Conservation Committee: TBD
- g. Community Outreach: TBD

13) Adjourn



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3) Public Comments



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Project Leaders

Town of Medway

Medway Municipal Complex Project

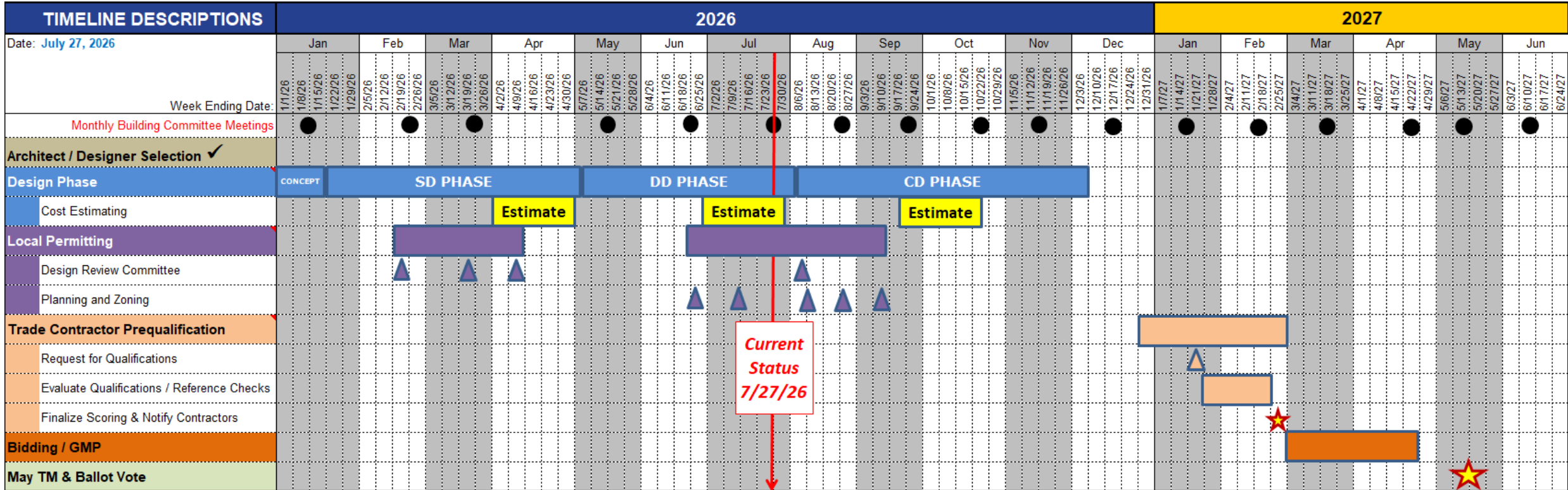


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4) Project Schedule Update – May Town Meeting

Town of Medway

Medway Municipal Complex Project



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Project Leaders

5) Design through Bidding Budget Update

Town of Medway										
Medway Municipal Complex Project - Design through Bid Budget										
Financial Status Report (\$000's)										
Date: July 27, 2026										
		A	B	C	D1	D2	D	E	F	G
		Budget			Contracted Project Costs			Anticipated Costs		Remaining Balance (C - F)
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)	
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	1,678.9	2,734.1	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	75.9	12.7	88.6	-	88.6	1.4
e	Traffic Engineer (w Owner)	65.0	-	65.0	10.0	11.6	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	-	41.3	41.3	33.7	75.0	-
j	Energy Modeling & HVAC LCCA	55.0	-	55.0	-	55.0	55.0	-	55.0	-
k	Hydrant Flow Test	4.0	-	4.0	1.0	-	1.0	-	1.0	3.0
4	Project Management	595.0	-	595.0	254.0	341.0	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	66.2	220.7	286.9	-	286.9	0.0
9	Site Survey	75.0	-	75.0	44.0	5.5	49.5	25.5	75.0	-
Sub-total Fees		6,470.8	-	6,470.8	2,275.4	3,743.6	6,019.0	430.0	6,449.0	21.8
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	1.7	28.3	30.0	-	30.0	-
11	Advertising	10.0	-	10.0	0.8	-	0.8	9.2	10.0	-
13	Misc. Expenses	25.0	-	25.0	-	17.0	17.0	-	17.0	8.0
Sub-total Expenses		130.0	-	130.0	2.5	45.3	47.8	74.2	122.0	8.0
Total Fees and Expenses		6,600.8	-	6,600.8	2,277.9	3,788.9	6,066.8	504.2	6,571.0	29.8
VI. Contingency										
2	Owner's Project	1,299.2	-	1,299.2	-	-	-	-	-	1,299.2
Total Contingency		1,299.2	-	1,299.2	-	-	-	-	-	1,299.2
Total Project		\$ 7,900.0	\$ -	\$ 7,900.0	\$ 2,277.9	\$ 3,788.9	\$ 6,066.8	\$ 504.2	\$ 6,571.0	\$ 1,329.0

6) Construction Budget Update

Design Dev. Base scope value: **\$99.9M**

Includes:

- Basement Firing Range w/ Thickened Mat Slab, Waterproofing, Shoring of Excavation
- May Town Vote->Escalation
- Unsuitable Soils Allowance
- Refined Soils Export Unit Cost
- Increased Plantings and Tree Replacement
- Removal of Fire Station Prefab Savings
- Added Rooftop Solar

1 - February Town Vote (\$2M savings) -> \$97.9M

-Escalation, General Conditions, Weather Conditions

2 - Eliminate Basement (\$8.6M savings) -> \$91.3M

-General Conditions, Weather Conditions

3 - February Town Vote + Eliminate Basement (\$9.4M savings) -> **\$90.5M**

-Escalation, General Conditions, Weather Conditions, Basement



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6) Construction Budget Update

Sample of Pending VE Items for Consideration:

Reduced Plantings: \$500K or potentially higher

Reduced Roof Insulation: \$72k

Reduced Slab Insulation: \$179k

Chair Rail Reduction: up to \$130k

Outbuilding Prefab: \$368k

Reduce Wood Paneling: up to \$89K



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7) Building and Site Design Update



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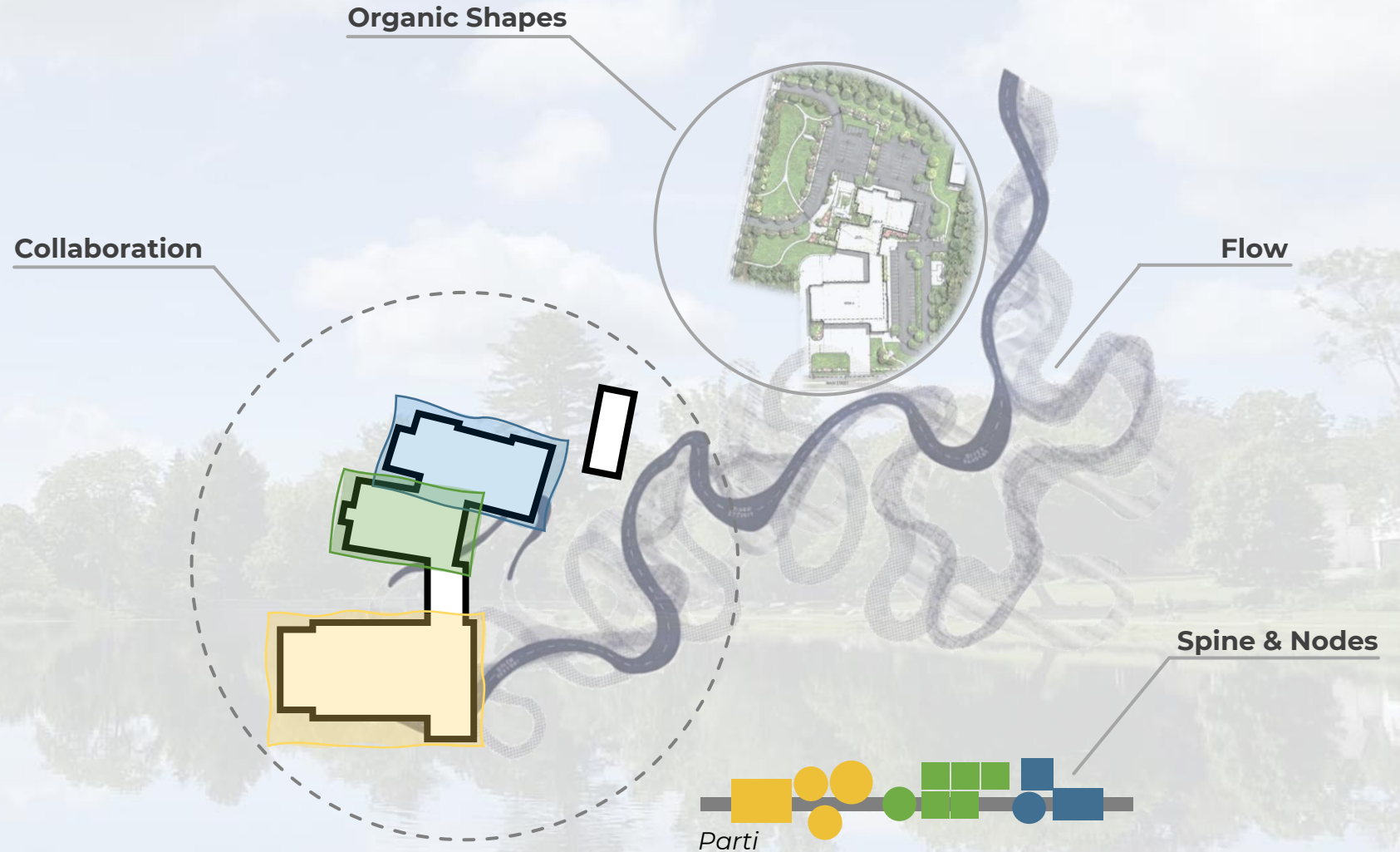


Project Leaders

July 27, 2026

Municipal Building Complex:

Building Committee Update



Overall Site Plan



ZONING REQUIREMENTS			
ZONE: CENTRAL BUSINESS EAST (CBE)			
ADJUTING ZONE: AGRICULTURAL RESIDENTIAL II (AR-II)			
PROPOSED USE: MUNICIPAL (ALLOWED BY RIGHT)			
DESCRIPTION	REQUIRED	PROPOSED	SECTION
MINIMUM LOT AREA	10,000 SF	351,500 SF	SECTION 6.1, TABLE 2
MINIMUM LOT FRONTAGE	10 FT	353.9 FT	SECTION 6.1, TABLE 2
MINIMUM FRONT SETBACK	10 FT	368 FT	SECTION 6.1, TABLE 2
MINIMUM SIDE SETBACK	10 FT	408 FT	SECTION 6.1, TABLE 2
MINIMUM REAR SETBACK	25 FT WHEN ADJUTING A RESIDENTIAL DISTRICT	304 FT	SECTION 6.1, TABLE 2
MINIMUM TRANSITION BUFFER	25 FT	304 FT	SECTION 6.1, TABLE 2
MINIMUM BUILDING HEIGHT	40 FT	70 FT	SECTION 6.1, TABLE 2
MINIMUM LOT COVERAGE	N/A	41.5%	SECTION 6.1, TABLE 2
MAXIMUM LOT COVERAGE	N/A	85%	SECTION 6.1, TABLE 2
MINIMUM LOT SPACING	100 FT	425 FT	SECTION 6.1, TABLE 2

1 LOT HAS FRONTAGE ON MAIN STREET AND POND STREET. FOR THROUGH LOTS, ONLY ONE FRONT LOT LINE MAY BE USED TO MEET THE MINIMUM FRONTAGE LENGTH REQUIREMENT. FRONTAGE ALONG MAIN STREET IS SHORTER LENGTH.

PARKING REQUIREMENTS			
DESCRIPTION	REQUIRED	PROPOSED	SECTION
QUANTITY OF PARKING SPACES FOR GOVERNMENTAL OFFICE	1 SPACE PER 300 SF = 1004 SPACES	145 SPACES	SECTION 7.1, TABLE 3
ADA SPACES	100-150 TOTAL SPACES = 8 ADA SPACES	8 SPACES	SECTION 7.1.1.4
EV PARKING	100-150 TOTAL SPACES = 8 EV SPACES	16 SPACES	SECTION 7.1.1.4
EV READY PARKING	100-150 TOTAL SPACES = 25 SPACES	50 SPACES	SECTION 7.1.1.4
BIKE PARKING	1 SPACE PER 25 TOTAL PARKING SPACES = 8 SPACES	26 SPACES	SECTION 7.1.1.4

1 WAIVER REQUIRED. IN THE CENTRAL BUSINESS DISTRICT (CB) THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY USE ON TABLE 3.3. IN SECTION 7.1.1.2, SHALL BE INTERPRETED TO BE BOTH THE MINIMUM AND THE MAXIMUM AMOUNT OF PARKING SPACES REQUIRED (SECTION 7.1.1.2.4).

EV READY PARKING SPACES SHALL ALSO BE PROVIDED IN ACCORDANCE WITH 225 CMR CHAPTER 23 SECTION 440.13.

SPECIAL PERMIT REQUIRED FOR "FRONTAGE PARKING" BETWEEN BUILDING AND MAIN STREET (SECTION 7.1.1.4.4).

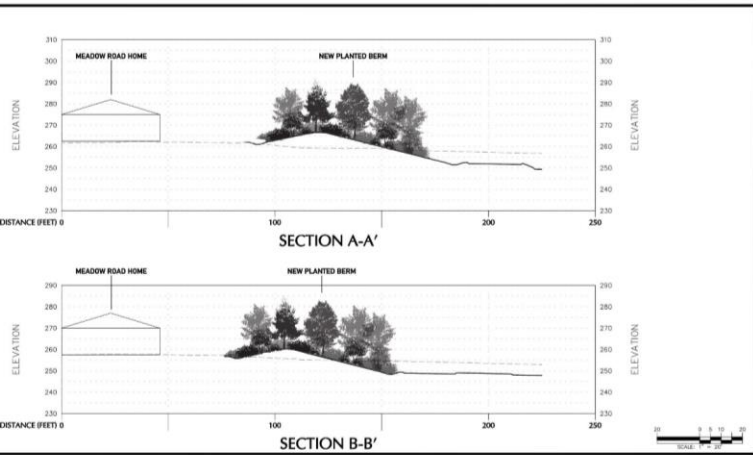
Grading Plan



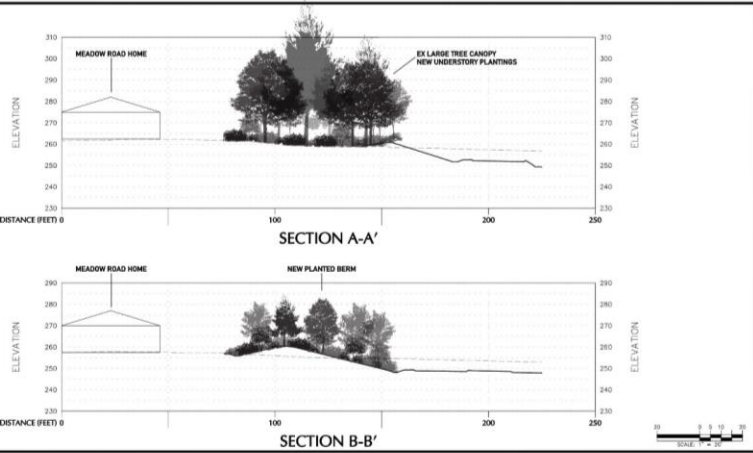
Berm Plans & Sections



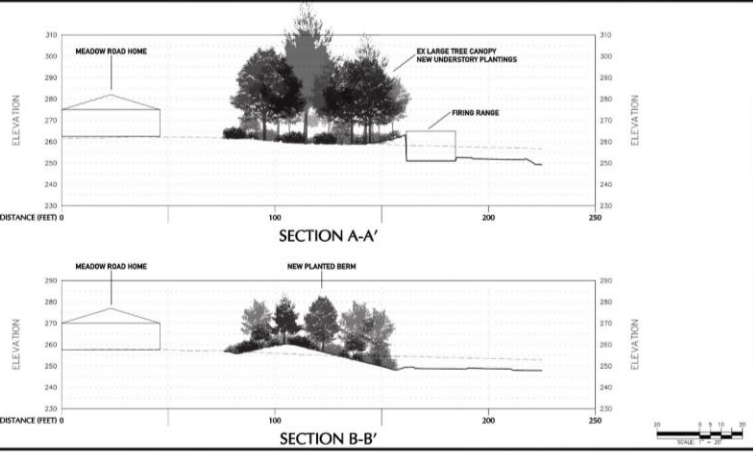
FULL BERM



PARTIAL BERM



PARTIAL BERM WITH RANGE



Color Site Plan





Looking South



Looking Southeast



Looking East



Looking Northeast



Looking North



Looking Northwest



Looking West







Questions?

8) Community Outreach Update

Public Presentations

- Dec. 10th ✓
- Next ?

Project Website

Project Updates

Project Email Address

Town Facebook Page



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9) Committee Approvals and Recommendations

a. VOTE: Approve the Deletion of the Firing Range from Design Due to Subsurface Water Conditions

This item is represented by the preferred alternate scope, which is:

Alternate 4 – Partial Berm, No Basement, No Firing Range

Savings \$8.6M, construction duration remains 24 months, and reduction in risk of weather conditions allowance overrun

This item was \$4.3M at SD.



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9) Committee Approvals and Recommendations

b. VOTE: Approve & Recommend that the Select Board Establish a Special Town Meeting & Special Town Election in February 2027

This item is represented by the Special Town Meeting Savings VE Item

\$2M Savings

**Reduction in escalation, reduction in risk to weather conditions allowance overrun +
greater schedule certainty**



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9) Committee Approvals and Recommendations

c. VOTE: Approve & Recommend to the Select Board the Appointment of Mary Beaumont to Full Committee and the Furniture Fixtures & Equipment (FFE) Subcommittee



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9) Committee Approvals and Recommendations

d. VOTE: Approve & Recommend Expenditure of Design Funds Associated with the Peer Review Consultant to the Planning & Economic Development Board

Town of Medway

Medway Municipal Complex Project - Design through Bid Budget

Financial Status Report (\$000's)

Date: July 27, 2026

	A	B	C	D1	D2	D	E	F	G
	Budget			Contracted Project Costs			Anticipated Costs		
	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)
Budget developed as of 7/15/2025									
V. Fees and Expenses									
A. Fees									
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2 Architect - Basic Services_Design Phase	4,417.0	-	4,417.0	1,678.9	2,734.1	4,413.0	-	4,413.0	4.0
3 Special Consultants									
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b FF&E Consultant	75.0	-	75.0	-	-	-	75.0	75.0	-
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VI. Contingency									
2 Owner's Project	1,299.2	-	1,299.2	-	-	-	-	-	1,299.2
Total Contingency	1,299.2	-	1,299.2	-	-	-	-	-	1,299.2
Total Project	\$ 7,900.0	\$ -	\$ 7,900.0	\$ 2,277.9	\$ 3,788.9	\$ 6,066.8	\$ 504.2	\$ 6,571.0	\$ 1,329.0

Task	Task Description	Budget
Task 1	Site Visit	\$1,110
Task 2	Site Design Review	\$7,960
Task 3	Traffic Review	\$7,400
Task 4	Meetings	\$2,760
Labor Subtotal		\$19,230
Review Contingency (20%)		\$3,846
Expenses (5%)		\$962
Total		\$24,038

9) Committee Approvals and Recommendations

e. VOTE: Approve 6/22/26 Building Committee Meeting Minutes



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10) Furniture Fixtures & Equipment

Medway Public Safety Complex											7/17/2026
120 Main Street, Medway MA 02053											
			GOOD			BETTER			BEST		
Tag	Product Type	Qty	Description	Unit Price	Extended	Description	Unit Price	Extended	Description	Unit Price	Extended
OF-1	Office L Shape	28	L Shaped Office	\$4,350.00	\$121,800.00	L Shaped Office	\$5,800.00	\$162,400.00	L Shaped Office	\$6,400.00	\$179,200.00
OF-2	Office U Shape	14	U Shaped Office	\$4,650.00	\$65,100.00	U Shaped Office	\$6,350.00	\$88,900.00	U Shaped Office	\$6,900.00	\$96,600.00
WS-1	Workstation	35	Workstation	\$2,500.00	\$87,500.00	Workstation	\$3,200.00	\$112,000.00	Workstation	\$3,900.00	\$136,500.00
TB-1	Conference Tables	5	Conference Table	\$10,000.00	\$50,000.00	Conference Table	\$17,000.00	\$85,000.00	Conference Table	\$23,000.00	\$115,000.00
CH-1	Conference Chairs	89	Conference Chair	\$415.00	\$36,935.00	Conference Chair	\$715.00	\$63,635.00	Conference Chair	\$935.00	\$83,215.00
TB-2	Training Tables	54	Training Tables	\$655.00	\$35,370.00	Training Tables	\$995.00	\$53,730.00	Training Tables	\$1,185.00	\$63,990.00
CH-2	Training Room Chairs	108	Training Room Chairs	\$250.00	\$27,000.00	Training Room Chairs	\$395.00	\$42,660.00	Training Room Chairs	\$450.00	\$48,600.00
SMR	Selectmen's Meeting Room	1	Selectmen Tables and Chairs	\$37,900.00	\$37,900.00	Selectmen Tables and Chairs	\$44,000.00	\$44,000.00	Selectmen Tables and Chairs	\$68,250.00	\$68,250.00
CH-3	Kitchen Stools	11	Kitchen Stools	\$250.00	\$2,750.00	Kitchen Stools	\$250.00	\$2,750.00	Kitchen Stools	\$250.00	\$2,750.00
CH-4	Kitchen Chairs	38	Kitchen Chairs	\$170.00	\$6,460.00	Kitchen Chairs	\$170.00	\$6,460.00	Kitchen Chairs	\$170.00	\$6,460.00
TB-3	Kitchen Table	6	Kitchen Table	\$2,700.00	\$16,200.00	Kitchen Table	\$2,700.00	\$16,200.00	Kitchen Table	\$2,700.00	\$16,200.00
CH-5	Day Room Recliners	10	Day Room Recliners	\$1,400.00	\$14,000.00	Day Room Recliners	\$1,400.00	\$14,000.00	Day Room Recliners	\$1,400.00	\$14,000.00
D-01	Dorm Rooms	15	Bed, Nightstand, Desk, Chair	\$3,000.00	\$45,000.00	Bed, Nightstand, Desk, Chair	\$3,000.00	\$45,000.00	Bed, Nightstand, Desk, Chair	\$3,000.00	\$45,000.00
CH-6	Side Chairs @ Round Tables	74	Side Chairs	\$330.00	\$24,420.00	Side Chairs	\$330.00	\$24,420.00	Side Chairs	\$330.00	\$24,420.00
TB-4	Round Tables	17	Round Tables	\$700.00	\$11,900.00	Round Tables	\$700.00	\$11,900.00	Round Tables	\$700.00	\$11,900.00
INT	Interview Rooms	3	Interview Rooms	\$2,500.00	\$7,500.00	Interview Rooms	\$2,500.00	\$7,500.00	Interview Rooms	\$2,500.00	\$7,500.00
CH-7	Misc Task Chairs @ Millwork	18	Misc Task Chairs @ Millwork	\$360.00	\$6,480.00	Misc Task Chairs @ Millwork	\$450.00	\$8,100.00	Misc Task Chairs @ Millwork	\$505.00	\$9,090.00
M-01	Mothers Room	1	Mothers Room	\$3,000.00	\$3,000.00	Mothers Room	\$3,000.00	\$3,000.00	Mothers Room	\$3,000.00	\$3,000.00
LF-01	Lateral Files / Bookcase / Storage	96	Lateral Files / Bookcase / Storage	\$650.00	\$62,400.00	Lateral Files / Bookcase / Storage	\$800.00	\$76,800.00	Lateral Files / Bookcase / Storage	\$1,200.00	\$115,200.00
F-01	Family Waiting Area	1	Family Waiting Area	\$2,500.00	\$2,500.00	Family Waiting Area	\$2,500.00	\$2,500.00	Family Waiting Area	\$2,500.00	\$2,500.00
L_W	Lobby + Welnness	1	Lobby + Welnness	\$3,500.00	\$3,500.00	Lobby + Welnness	\$3,500.00	\$3,500.00	Lobby + Welnness	\$3,500.00	\$3,500.00
			Good Product Sub Total		\$667,715.00	Better Product Sub Total		\$874,455.00	Best Product Sub Total		\$1,052,875.00
			Exempt-MA Sales Tax		\$0.00	Exempt - MA Sales Tax		\$0.00	Exempt - MA Sales Tax		\$0.00
			Delivery & Installation		\$175,000.00	Delivery & Installation		\$175,000.00	Delivery & Installation		\$175,000.00
			GOOD GRAND TOTAL		\$842,715.00	BETTER GRAND TOTAL		\$1,049,455.00	BEST GRAND TOTAL		\$1,227,875.00
			10% ESCALATION OUT TO 2029		\$926,986.50	10% ESCALATION OUT TO 2029		\$1,154,400.50	10% ESCALATION OUT TO 2029		\$1,350,662.50

10) Furniture Fixtures & Equipment

- **Furniture: \$1.2M (Tables, Desks, Chairs, Lateral Files, Storage)**
- **Misc. Equipment: \$300K (Exercise Equipment, Fitness Accessories, Custodial Equipment, Trash/Recycling Bins, Kitchenware, Workshop Tools/Storage)**
- **Technology: \$1M (Monitors, Televisions, Radio System, Station Alerting, Projectors, Servers/Switches, access points)**



11) Other Business Determined to be Appropriate by the Chair



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Medway Municipal Complex

July 27, 2026 Building Committee Meeting

12) Next Meeting(s)

- a. Building Committee: August 24, 2026 @ 7:00 PM (DPW Facility, conf room)
- b. Budget Committee: August 5, 2026 @ 7:00 PM (Town Hall small conf room)
- c. FF&E Committee: August 12, 2026 @ 7:00 PM (Town Hall small conf room)
- d. Design Review Committee: August 3, 2026 @ 7:00 PM (virtual) pending status of updated Elevations & Site drawings & Agenda w/ Jeremy
- e. PEDB: TBD
- f. Conservation Committee: TBD
- g. Community Outreach: TBD

13) Adjourn



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