

Commonwealth of Massachusetts
Town of Medway
Facility Review Committee
June 27, 2022 - 7PM
Sanford Hall

Committee Members Present: Mark Robinson, Cindy Sullivan, Tim Harris, Karen Nowicki, Larry Muench, and Glenn Trindade

Committee Members Absent: Brian Cowan

Community Members Present: Charlie Myers and Allison Potter

1. Call to Order:

At 7:12PM, Mr. Harris called the meeting to order.

2. Public Comments:

There were none at this time.

3. Review and Update Reconciliation of Facilities and Status

4. Draft Report Discussion

Mr. Harris noted that the draft report is designed to encompass site visits and reviews, interviews with stakeholders, and internal discussions within the committee.

Ms. Sullivan suggested addressing all of the schools separately.

In regard to town hall, Mr. Harris reviewed the committee's general assessment, specifically in regard to the building's structural condition, life safety systems, and preventative maintenance. He also noted considerations for ADA requirements.

In terms of short term priorities, Mr. Muench underscored the importance of exterior water filtration and repair. Mr. Robinson also noted concerns with poor air circulation. Additionally, Mr. Harris noted the importance of determining sources of water damage and subsequent repairs, as well as overall accessibility of both the interior and exterior of the building. He also raised a long term concern regarding whether to renovate, repurpose, and/or reconstruct the town hall building. In conjunction with this, both Mr. Muench and Mr. Harris commented on the potential sale value, as well as the potential existence of a market for this.

Mr. Harris also remarked on the role of sustainability and the environmental impact of the potential changes.

In regard to the fire station on Summer Street, Mr. Harris noted the importance of preventative maintenance, as well as centrality of location. Mr. Trindade also noted that the current site might not have appropriate space for expansion. The committee members also agreed that the current

sleeping quarters are of poor quality and undersized; as a result, they identified the provision of temporary sleeping quarters as a short-term priority.

The committee also considered the design and construction of a new facility either on or off site.

As for questions and considerations, the committee reviewed confirmation of the program for fire station #1, considerations for current and future staffing, and establishing a budget for expenditures. In particular, Ms. Sullivan noted the importance of confirming future equipment needs.

As for the fire station on Village Street, the committee noted general assessment concerns, such as MEP systems, structural condition, envelope condition, life safety systems, and preventative measures.

In terms of the police station, the committee reviewed the existing conditions, particularly in regard to the windows and the roof. They also noted that cell space is currently not compliant with sight line standards, nor are the interrogation rooms adequate. They also noted concerns with evidence storage space, climate control standards, and corresponding concerns for custody compliance. Ms. Sullivan also raised concerns regarding the disposal of materials and equipment that is no longer in service. The committee also discussed the potential for considering shared spaces for training as a short-term solution to the space issues.

As for the library, Ms. Sullivan noted that she feels currently unable to consider a future vision for the library, as the tour did not include discussions of important factors such as technology and the potential need for community space needs. The committee also noted that the location of the library is somewhat out of the way, but they did not feel this was a truly deterring factor for the community. Ms. Nowicki raised the potential for expansion into the property behind the library.

In terms of the senior center, the committee felt the space was in relatively good condition, with the exception of the front entry area, as well as the potential for adding cameras for town meeting recordings, as well as security purposes. The committee considered the facilitation of a joint venture with Millis's senior center.

As for the Department of Public Works administrative area (middle school area), the committee noted that the air flow is poor and the current configuration is not effective. The committee also agreed that the location is not ideal. The committee suggested relocation to a newly constructed DPW facility and repurposing the existing facility.

The committee noted the potential to demolish the VFW building and repurpose the land. Members agreed it was important to acknowledge, for historic purposes, that this building was once a VFW.

As for Medway High School, the committee noted heat issues, elevator concerns, and updating of life safety systems, especially the development of an updated school safety plan. The committee also noted the need for confirming current and future enrollment and staffing; Ms.

Sullivan noted that enrollment decreased and has plateaued. Mr. Muench inquired if the new apartments would impact this; Mr. Trindade noted that this has not led to a dramatic increase in school age children. However, Mr. Trindade and Ms. Sullivan noted that Timbercrest will be a larger indicator, as there are approximately 150 homes. Mr. Trindade noted that the census will aid in the planning of this process.

In regard to Medway Middle School, the committee identified the need for a new roof, as well as a new cooling system. The committee also identified the potential for upgrading teachers' break rooms, especially at the McGovern School and Medway Middle School. Ms. Sullivan also identified the potential to support the need for the new vision of the school library, its programs, and its technology.

As for the McGovern School, the committee identified a necessary LED lighting system upgrade, as well as repairs to the roof and exterior masonry renovation. They also noted the poor condition of the floors and the need for updating interior finishes. Ms. Sullivan also identified the need for acoustic panels to mitigate noise issues in student work areas, as well as improving the teachers' break rooms.

In terms of the Burke and Memorial Schools, the committee raised concerns about the condition of the Burke School, as it is not as well purposed or utilized as it ideally would be. The committee also discussed the role of MEDI & Community Education programs. The committee also felt that window replacement is required at both schools.

Mr. Myers suggested reviewing the report from the most recent rebuilding of the high school; this report included potential expansions for schools in the district, including the aforementioned. He also noted the importance of ensuring that all updates are zero emission, as the future state requirements will be all electric; he suggested taking a geothermal approach.

5. Next Steps

In regard to town hall, the committee agreed that the next steps would be to review it with Mr. Boynton and establish projected needs.

6. Next Meeting Date

The next meeting will be Monday, July 11 at 6PM.

7. New Business

There was no new business at this time.

8. Adjourn: At 8:59PM, Mr. Harris offered a motion to adjourn. Mr. Trindade seconded this motion, which passed unanimously. VOTE: 6-0.