SUMMARY OF

FACILITIES CONDITION ASSESSMENT OF TOWN BUILDINGS

Medway, MA

23 January, 2021

Gorman Richardson Lewis Architects

OBJECTIVE: provide key information for each building outlining the condition of:

- Site Elements
- Architectural Elements
- Building Envelope Elements
- Structural Components
- Mechanical, Plumbing, Electrical and Fire Protection Systems
- Code Issues
- HAZMAT

FINAL REPORT (*December 7, 2020)*, includes:

- summaries for each building of the disciplines noted above;
- prioritization of the recommended repairs or replacement of any element or system, and
- estimated costs for each on a 1-year, 5-year, 10-year and 20-year basis to assist the Town in its planning for capital improvements.

Facilities Condition Assessment of Town Buildings- Medway, MA

#1 Town Hall
155 Village Street

#2 Fire Station #1
44 Milford Street

#3 Fire Station #2
155R Village Street

#4 Police Station
315 Village Street

#5 Public Library
26 High Street

#6 Senior Center
76 Oakland Street

#7 DPW Admin
45B Holliston Street

#8 VFW Post 1526
123 Holliston Street

#9 High School
88 Summer Street

#10 Middle School
45 Holliston Street

#11 McGovern School
9 Lovering Street

#12 Burke-Memorial School
16 Cassidy Lane

G|R|L|A

Immediate Projects

Town Hall	• **Mitigate water infiltration into Basement** • **Refurbish windows** • **Clean roof/ mitigate bird perching** • **Replace flashing at transition between EPDM roof and Asphalt roof.**	
Fire Station #1	**Addition to accommodate:** • **separation of personal gear from apparatus bay;** • **provide shower area for returning fire crews;** • **provide fitness area separate from apparatus bay;** • **provide storage for items stored under Stair 2.**	
Fire Station #2	• **Replace windows** • **Upgrade Living quarters** • **Replace roof** • **Install sealants at exterior masonry**	
Police Station	• **Upgrade internet/ Wi-Fi** • **Upgrade HVAC controls to improve heating / cooling consistency;** • **Provide safer interrogation room.**	
Library	• **Implement new crosswalk at High Street** • **Upgrade exterior site signage & implement one-way vehicular traffic flow on site.** • **Add railings at Makerspace egress door**	

Immediate Projects

Senior Center	• **Add sensors at Main Entry doors to prevent closing on frail visitors.**	
DPW Admin	• **Upgrade HVAC controls to improve heating / cooling consistency.**	
VFW Post 1526	• **Commission structural analysis of upper hall floor assembly and implement structural upgrades accordingly;** • **Implement accessibility upgrades to main entry stair and rear entry stoop;** • **Replace Trophy Room egress door to provide ease of operation**	
High School	• **Commission investigation of water infiltration at west wall of Gymnasium and implement repairs;** • **Commission investigation of air infiltration at wall-to-roof connection and implement remediation measures;** • **Clean gutters and own spouts and sloped roof areas.** • **Monitor cracks at interior cmu walls.** • **Implement program to evaluate building security.**	

Immediate Projects

Middle School	• **Per plumbing report, all gas piping exposed to the weather should be painted with 2 coats of corrosion resistant paint;** • **Trim trees back and clean leaves and pine needles from drains on roof;** • **Implement program to evaluate building security.**	
McGovern School	• **Kitchen hood appears to only operate on schedule. Provide a push button start/stop and variable flow hood controls to minimize energy usage.** • **Implement program to evaluate building security.**	
Burke- Memorial School	• **Though not immediately required, the Burke building is in need of significant architectural, building envelope and MEP/FP upgrades.** • **Implement program to evaluate building security.**	

	Medway Town Building Assessment - Overall Building and Costs Summary Page - January 19, 2021								
	Gorman Richardson Lewis Architects								
				Cost Summaries					
	Building	Built	SF	0-11 mo	1-5	6-10	11-20	Totals	Cost Per SF
1	Town Hall	1912	10,720	$ 207,428	$ 1,586,120	$ 698,715	$ 1,075,086	$ 3,567,349	$ 332.78
2	Fire Station #1	1990	8,438	$ 252,582	$ 629,917	$ 159,306	$ 189,180	$ 1,230,985	$ 145.89
3	Fire Station #2	1920	3,970	$ 114,816	$ 1,092,581	$ 7,890	$ 46,800	$ 1,262,087	$ 317.91
4	Police Station	1991	9,907	$ 89,887	$ 807,845	$ 724,616	$ 393,912	$ 2,016,260	$ 203.52
	Sub-total these 4		33,035	$ 664,713	$ 4,116,463	$ 1,590,527	$ 1,704,978	$ 8,076,681	$ 244.49
5	Library	1940/1997	19,293	$ 84,365	$ 432,968	$ 571,379	$ 1,191,215	$ 2,279,927	$ 118.17
6	Senior Center	1997/2007	6,423	$ 12,938	$ 393,961	$ 576,518	$ 1,887,818	$ 2,871,235	$ 447.02
7	DPW Admin.	1961	9,937		$ 223,943			$ 223,943	$ 22.54
8	VFW Post 1526	1961	13,352	$ 130,984	$ 1,889,652	$ 1,304,069	$ 392,256	$ 3,716,961	$ 278.38
9	High School	2003	218,134	$ 70,747	$ 5,622,664	$ 1,856,769	$ 6,846,310	$ 14,396,490	$ 66.00
10	Middle School	1961/1973	228,595	$ 47,320	$ 6,811,719	$ 8,253,690	$ 5,079,600	$ 20,192,329	$ 88.33
11	McGovern School	1967	52,326	$ 30,680	$ 4,654,286	$ 2,014,173	$ 1,453,950	$ 8,153,089	$ 155.81
12	Burke-Memorial School	1954/1996	119,927	$ 19,901	$ 9,831,141	$ 7,925,550	$ 1,687,397	$ 19,463,989	$ 162.30
	Sub-total these 8		667,987	$ 396,935	$ 29,860,334	$ 22,502,148	$ 18,538,546	$ 71,297,963	$ 106.74
	Total All 12 Buildings		701,022	$ 1,061,648	$ 33,976,797	$ 24,092,675	$ 20,243,524	$ 79,374,644	$ 113.23

Building Summary

Medway Town Hall

Address:	155 Village Street, Medway, MA 02053
Constructed:	1912 (replaced original Sanford Hall)
Renovations:	1990's (conversion to town offices and elevator); 2005 window replacement; 2007 structural upgrades; 2011 roof replacement.
2019 Assessed Value: (Building Only)	$ 417,319 (100% equalized assessed value)

Building Characteristics

Basement Level:	3,266 gsf
First Floor Level:	3,737 gsf
Second Floor Level:	3,717 gsf
Total Building Area:	10,720 gsf

780 CMR Mass. Building Code:

Use Group Classification:	B (Business-Civic Administration); A-3 (Meeting Room)
Construction Type:	III-B
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Brick masonry bearing/ barrier wall assembly
Windows:	Aluminum insulated double hung (installed 2005)
Roofing:	Asphalt Shingles with EPDM membrane at ridge area
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas
Fire Protection:	Not sprinklered

Town Hall

Town Hall

Physical Issues:

- Windows difficult to operate
- Aging interior finishes.
- Building envelope deficiencies:
  - exterior brick masonry,
  - windows
  - roof
- Water infiltration into the basement;
- Structural deficiencies:
  - Flooring sagging
  - Attic floor

Functional Issues:

- insufficient office space for most departments;
- lack of acoustical privacy;
- lack of sufficient meeting/ conference room space;
- lack of sufficient storage, including separate secure storage for each department within Town Hall;
- limited parking;
- lack of site area for expansion.

Town Hall

Options/ Recommendations:

1	Renovations to the existing building **within the existing footprint**	• Does not address existing functional deficiencies; • Disruptive to the day-to-day business of the Town Hall which is already at its functional limit; • Requires interim facility to accommodate departments during renovation.	Not Recommended
2	Renovations to the existing building **with an addition to the rear of the building**	• Does not resolve limitations of existing site; • Limits future expansion as Town population grows; • Disruptive to the day-to-day business of the Town Hall which is already at its functional limit.	Not Recommended
3	Relocate the Municipal Town Hall offices to a **new location** at a new Municipal Facility	• Provides for the current and future needs of the Town as the population increases and more Town Hall services and staff are required.	Recommended

Building Summary

Medway Fire Station #1

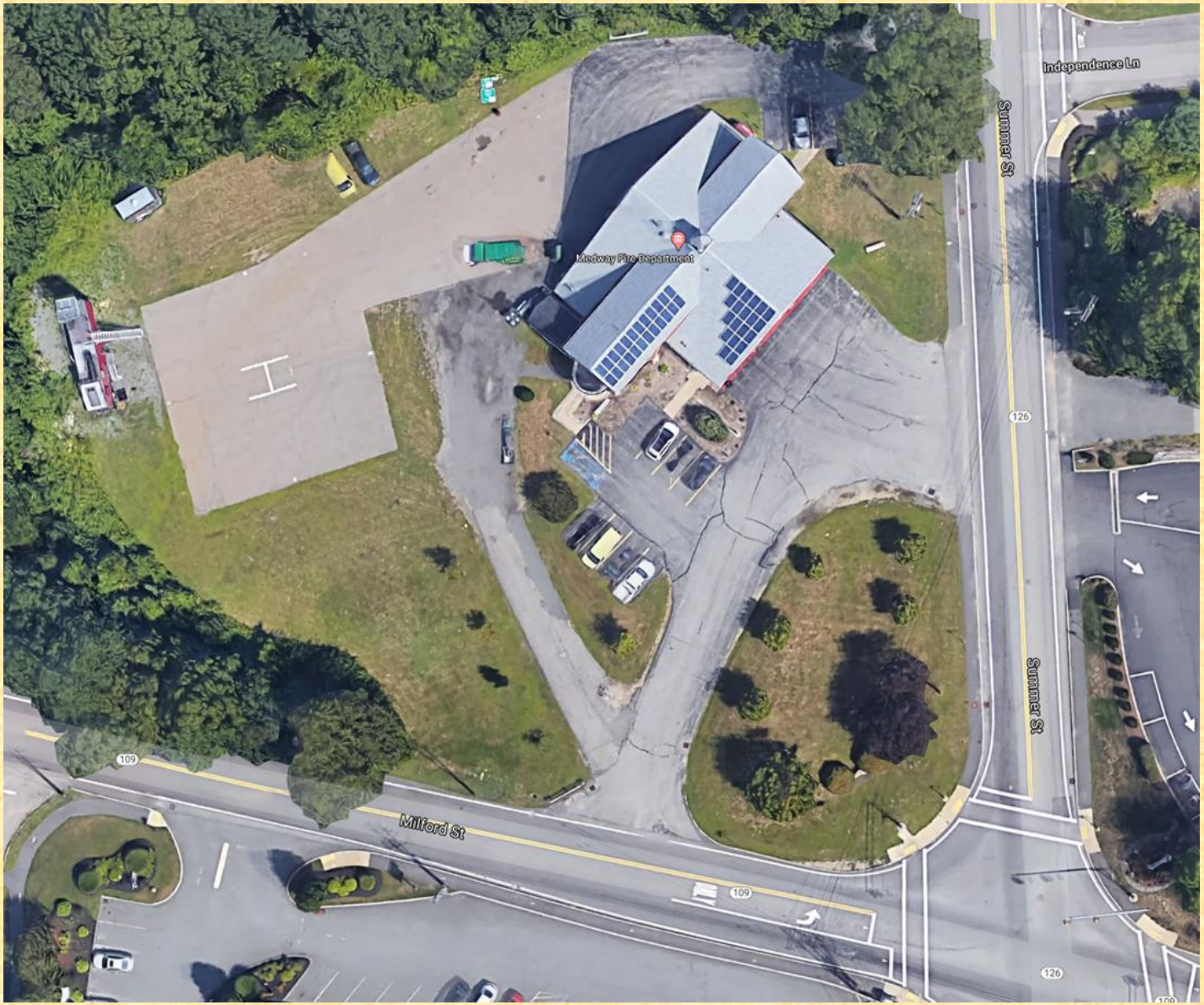
Address:	44 Milford Street, Medway, MA 02053
Constructed:	1990
Renovations:	2000 (shelter for fire truck); 2012 (minor renovation to Reception Office)
2019 Assessed Value: (Building Only)	$ 724,639 (100% equalized assessed value)

Building Characteristics

First Floor Level:	5,092 gsf
Second Floor Level:	3,346 gsf
Total Area:	8,438 gsf

780 CMR Mass. Building Code:	Constructed under the 4th Edition (1980- 1991)
Use Group Classification:	Per 4th Edition: B (Business-Civic Administration); Per 9th Edition: B/S-2/R-2 (Mixed Occupancy)
Construction Type:	Type VB (per 9th Edition) *The building is a mix of non-combustible and combustible construction, due to the wood framing in some areas the building must be classified as Type VB.*
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Single wythe decorative concrete masonry units (bearing)
Windows:	Andersen vinyl clad wood (original)
Roofing:	Asphalt Shingles
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas
Fire Protection:	Not sprinklered

Fire Station #1



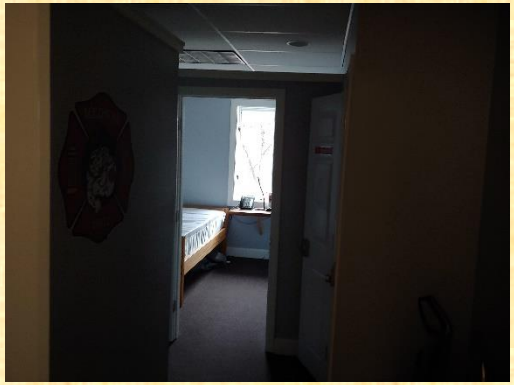
Fire Station #1

Physical Issues:

- Windows beyond their service life;
- Wear and tear of interior finishes;
- Non-functioning/ inadequate equipment (ice-maker, air compressor system);
- Mechanical/ Electrical/Plumbing/ Fire protection deficiencies;
- Site limitations and deficiencies.

Functional Issues:

- The station lacks sufficient space and is not configured for current-day fire apparatus;
- Storage space is extremely inadequate;
- Space issues:
  - Insufficient number of offices
  - no private conference rooms
  - growing needs of the fire department administration;
- 2nd floor meeting/ training room not accessible by the public.
- Remote Dispatch functions (located at the Police Station).
- Inadequate overnight living quarters
- Located adjacent to a busy intersection
- Existing parking is very awkward
- Distance from the Police Station and Town Hall



Fire Station #1

Options/ Recommendations:

1	Renovations to the existing building **within the existing footprint**	• Does not address existing functional deficiencies; • Limited, short-term benefit	Short-term Improvement
2	Renovations to the existing building **with an addition at the front entry and adjacent to the Main Apparatus Bay**	• Does not resolve other (non-storage) space issues; • Does not resolve limitations of existing site; • Limits future expansion as Town population grows; • Eliminates opportunity to combine with Police Department in a unified public safety building; • Significant greater cost (may trigger accessibility and sprinkler upgrades) than Option #1 with very limited benefit	Not Recommended
3	**Relocate the Fire Station to a new location** as part of a new Public Safety building in conjunction with the Police Department	• Provides for the current and future needs of the Town as the population increases and more Fire services and staff are required.	Recommended

Building Summary

Fire Station #2

Address:	115R Village Street, Medway, MA 02053
Constructed:	1920
Renovations:	Additions and various upgrades; dates unknown
2019 Assessed Value: (Building Only)	$ 264,227 (100% equalized assessed value)

Building Characteristics

Basement Level:	222 gsf
Main Level:	3,970 gsf

780 CMR Mass. Building Code:

Use Group Classification:	Per 9th Edition: B/S-2/R-2 (Mixed Occupancy)
Construction Type:	Type IIIB (per 9th Edition)

Building Envelope: (*see Building Envelope Section for more detailed information*)

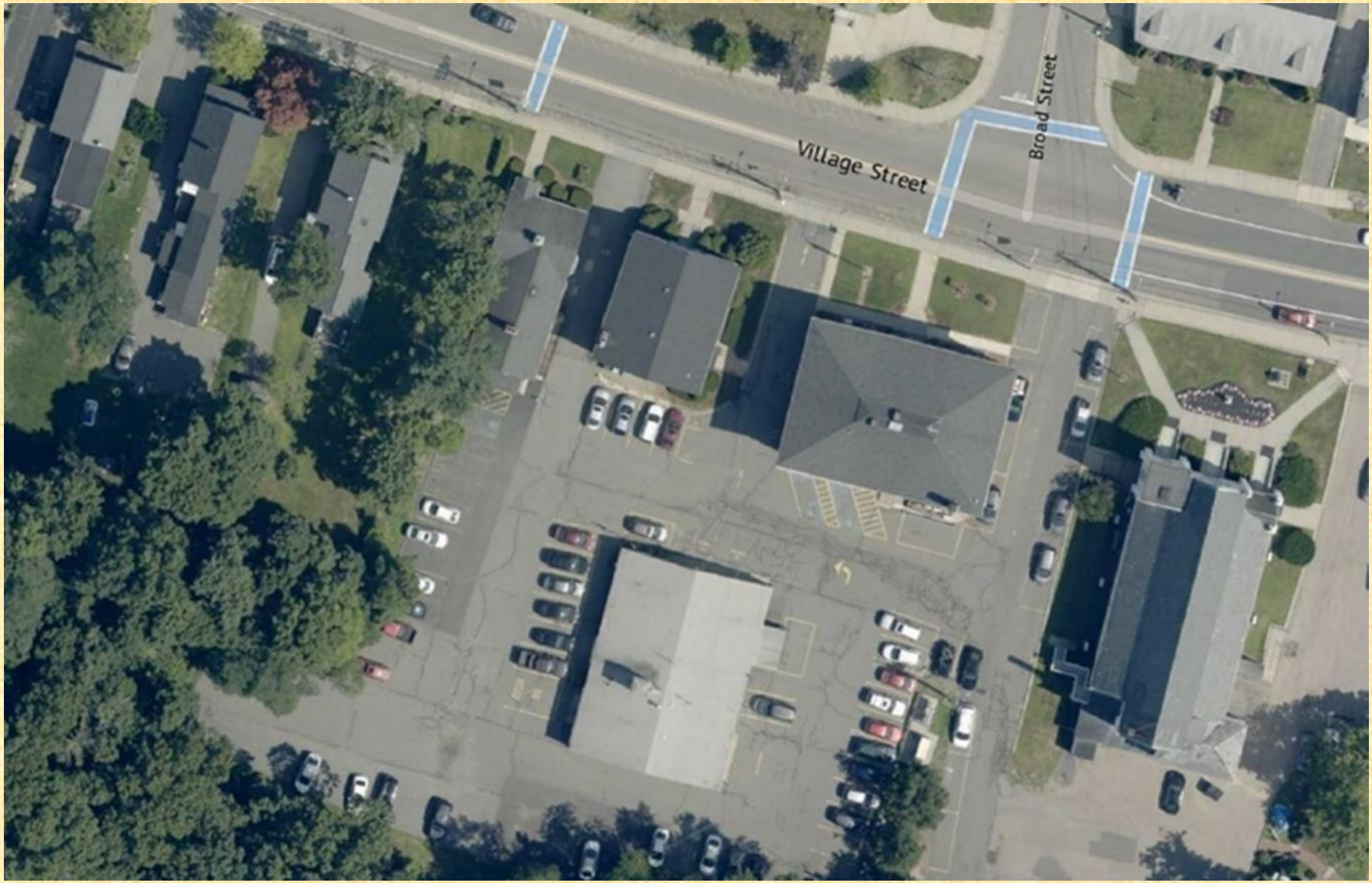
Exterior Wall Assembly:	North (front) & West (right-bearing) walls: concrete masonry units with exterior brick veneer. South (rear) and East (left-bearing) wall: concrete masonry units
Windows:	Wood double hung (South & East walls); vinyl double hung (North and West walls)
Roofing:	Asphalt Shingles

HVAC: (*see MEP/FP Section for more detailed information*)

Heating Fuel:	Natural gas

Fire Protection: Not sprinklered

Fire Station #2



Fire Station #2

Physical Issues:

- **Structural deficiency of the Basement ceiling assembly supporting a portion of the Main Apparatus Bay**;
- Cracked and spalled sections or Main Bay floor;
- Dilapidated wood double hung windows;
- Deteriorated interior finishes and fixtures throughout;
- Significant building envelope deficiencies;
- Mechanical/ Electrical/Plumbing/ Fire protection deficiencies;
- Site deficiencies.

Functional Issues:

- Restricted size and height of the Main Apparatus Bay does not accommodate new fire apparatus;
- Main electrical panels are open to the Main Bay ;
- There is no office, dispatch or administration area to receive visitors or conduct administrative business;
- The layout of the fire station is segmented;
- Living quarters include only kitchen facilities, but without appropriate overnight accommodations.
- Bathrooms are in poor condition.
- Access to and from the fire station is through a shared parking lot and through a narrow drive to access the street. This situation is exacerbated by snow build-up in winter months.

Fire Station #2

Options/ Recommendations:

1	**Immediate and necessary improvements** to mitigate potentially dangerous conditions while the station remains occupied	• Limited improvements for safety of occupants	**Recommended for safety of occupants**
2	**Renovations to the existing building** to mitigate immediate concerns noted in Option 1, and additional improvements to restore the integrity of the building.	• Does not resolve space issues; • Does not resolve limitations of existing site; • Will be obsolete if a new public safety building is constructed; • **NOTE:** Option #2 is contingent upon the Town's decision regarding Fire Station #1	Not Recommended
3	Integrate the apparatus and operations of Fire Station #2 into **a new Public Safety building** at a new location; decommission Fire Station #2.	• In conjunction with the recommendation noted in the Fire Station #1 Report, a new Public Safety building would completely mitigate the physical and functional deficiencies noted with Fire Station #2.	**Recommended**

Building Summary

Police Station

Address:	315 Village Street, Medway, MA 02053
Constructed:	1991
Renovations:	HVAC upgrades (approx.. 2018)
2019 Assessed Value: (Building Only)	$ 850,309 (100% equalized assessed value)

Building Characteristics

Basement:	1,776 gsf
First Floor:	4,166 gsf
Second Floor:	3,965 gsf
Total Area:	9,907 gsf

780 CMR Mass. Building Code:

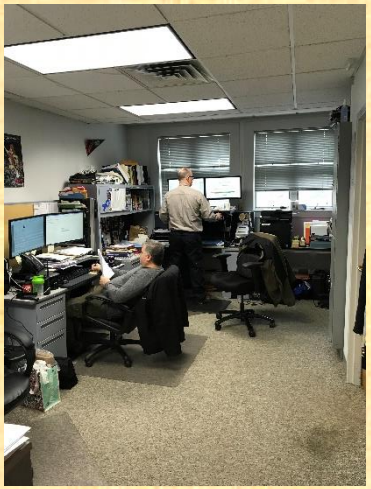
Use Group Classification:	Per 9th Edition: B (Offices); I-3 (Holding Cells; S-1(Storage)
Construction Type:	Type IIIB (per 9th Edition)
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Concrete masonry units with exterior brick veneer. 2nd Floor Dormers: wood stud framing with vinyl clapboard siding
Windows:	Andersen wood awnings and fixed
Roofing:	Standing seam metal
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas
Fire Protection:	Limited area sprinkler system consisting of two heads at the 2nd Floor ceiling in the two-story main entrance.

Police Station

Police Station

Physical Issues:

- Original windows beyond their service life;
- Damaged exterior door at the Rear Entry Vestibule;
- Worn interior finishes;
- Aging furniture in offices in need of replacement;
- Deficient snow guards at the standing seam metal;
- Mechanical/ Electrical/Plumbing/ Fire protection deficiencies;
- Site restrictions.



Functional Issues:

- Need for:
  - larger, updated Dispatch;
  - larger Squad Room;
  - appropriate forensics lab, “hardened” Evidence storage, general and specialized storage;
  - appropriate interrogation rooms
  - updated computer servers and reliable WiFi
  - appropriate acoustical isolation between rooms;
  - additional office space;
  - dedicated office/ workstation for a clinician for mental health evaluations.
  - resting rooms
  - larger Training/ Meeting Room
  - covered/ indoor garaging of police vehicles.
  - greater site security

Police Station

Options/ Recommendations:

1	**Immediate and necessary improvements** to mitigate potentially dangerous conditions while the station remains occupied	• does not address existing functional deficiencies; • disruptive to the day-to-day operations of the Police Station which already operates in a building too small for current police department needs and standards.	**Short-term Improvement**
2	Renovations to the existing building **with an addition to the east side of the building**	• does not resolve limitations of existing site; • limits future expansion as Town population grows; • eliminates opportunity to combine with Fire Department in a unified public safety building; • disruptive to the day-to-day operations of the Police Station which already operates in a building and site too small for current police department needs and standards.	Not Recommended
3	Relocate the Police Station to a **new location** as part of a new Public Safety building in conjunction with the Fire Department	• provides for the current and future needs of the Town as the population increases and more Police services and staff are required;	**Recommended**

Building Summary

MEDWAY PUBLIC LIBRARY

Address:	26 High Street, Medway, MA 02053
Constructed:	1940
Addition/ Renovations:	1997
Roofing Replacement:	2018 (asphalt shingles only; no rubber work)
2019 Assessed Value: (Building Only)	$ 1,582,474 (100% equalized assessed value)

Building Characteristics

Lower Level:	9,589 gsf
Upper Level:	9,704 gsf
Total Building Area:	19,293 gsf

780 CMR Mass. Building Code:

Use Group Classification:

- Use Group A-3 (Library)
- Use Group B (Offices)
- Use Group S-1 (Storage)

Construction Type: III-B (original); V-B (addition)

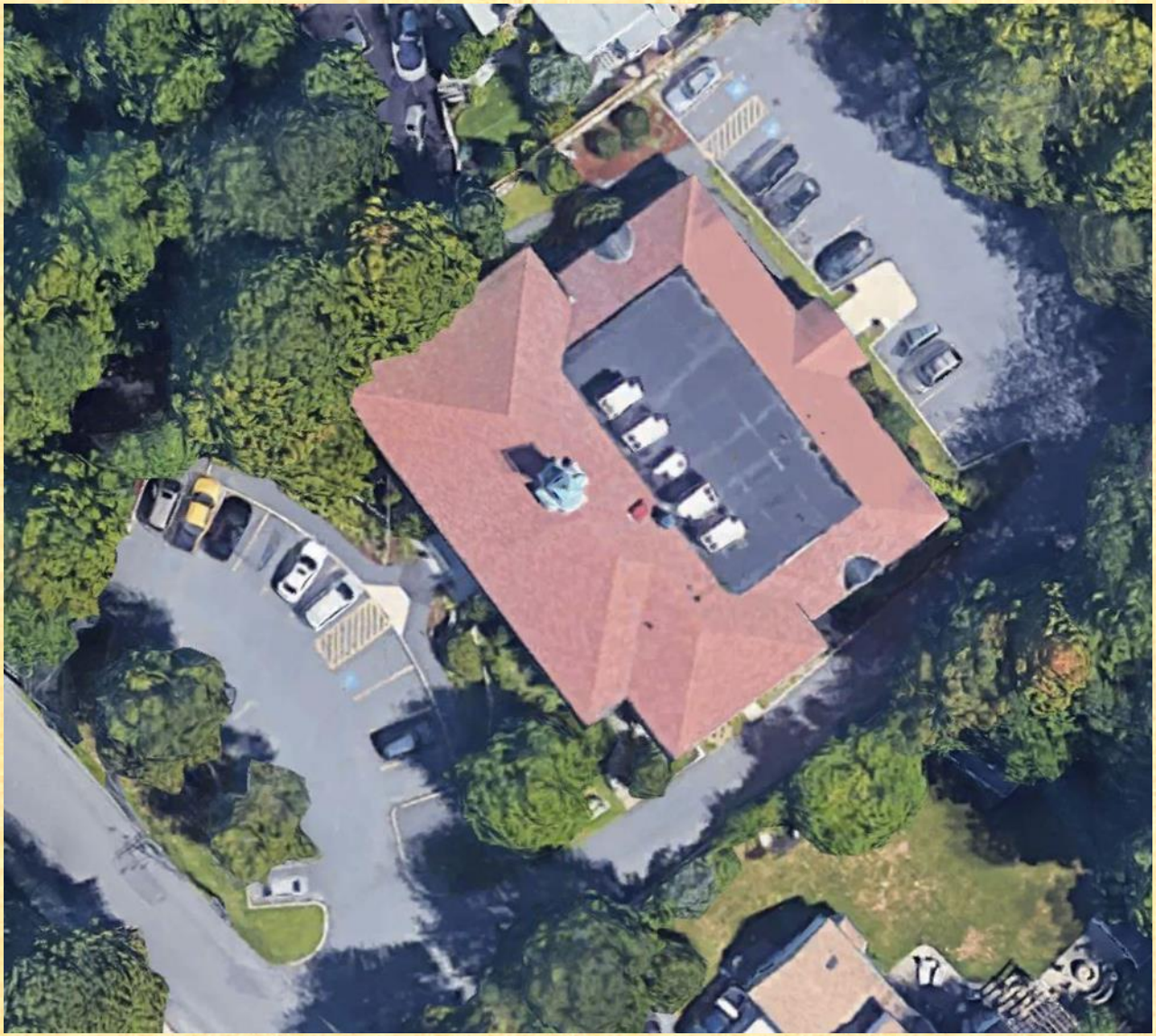
Building Envelope: (*see Building Envelope Section for more detailed information*)

Exterior Wall Assembly:	Original Building: CMU with brick veneer; Addition: Wood stud framing with brick veneer
Windows:	Aluminum clad wood double hung (installed 1997)
Roofing:	Asphalt Shingles; EDPM membrane

HVAC: (*see MEP/FP Section for more detailed information*)

Heating Fuel:	Natural gas
Fire Protection:	Sprinklered

Library



Library

Physical Issues:

- Windows nearing end of service life;
- flagstone paving at the lower level Entry Vestibule has spalled creating a potential tripping hazard;
- Aging interior finishes
- Interior steps at egress door in Makerspace require railings for safer egress in case of emergencies;
- Ice dams and icing on the rear portion of the building roof;
- EPDM membrane portion of the roof is nearing the end of its service life;
- Site deficiencies:
  - pavement cracking,
  - handicap parking being too steep for ADA compliance
  - pavement markings, concrete curbs, repair stone wall in the northeast corner;
- Climate control at Library Director's Office and Quiet Room;
- Dedicated precision clime control in Historical Room;
- Upgrade all non-LED lighting to LED

Functional Issues:

- Square Footage is generally adequate except behind circulation desk where staff often bumps into each other due to inadequate clearances.
- Sound transmission occurs through ceiling of Makerspace at lower level to Childrens Library space above.
- Site Issues:
  - vehicular/ pedestrian separation at the parking/ driveway areas;
  - cross walk and sidewalks along High Street.
  - Parking is not adequate during program events or meetings.
  - Safety concerns exist regarding entering and leaving the parking lot.
  - After school drop off is a safety concern.
  - Approach to rear parking area is narrow and several minor accidents have occurred.
  - Minimal space available for outdoor activities , no expansion space is available.

Library

Recommendations:

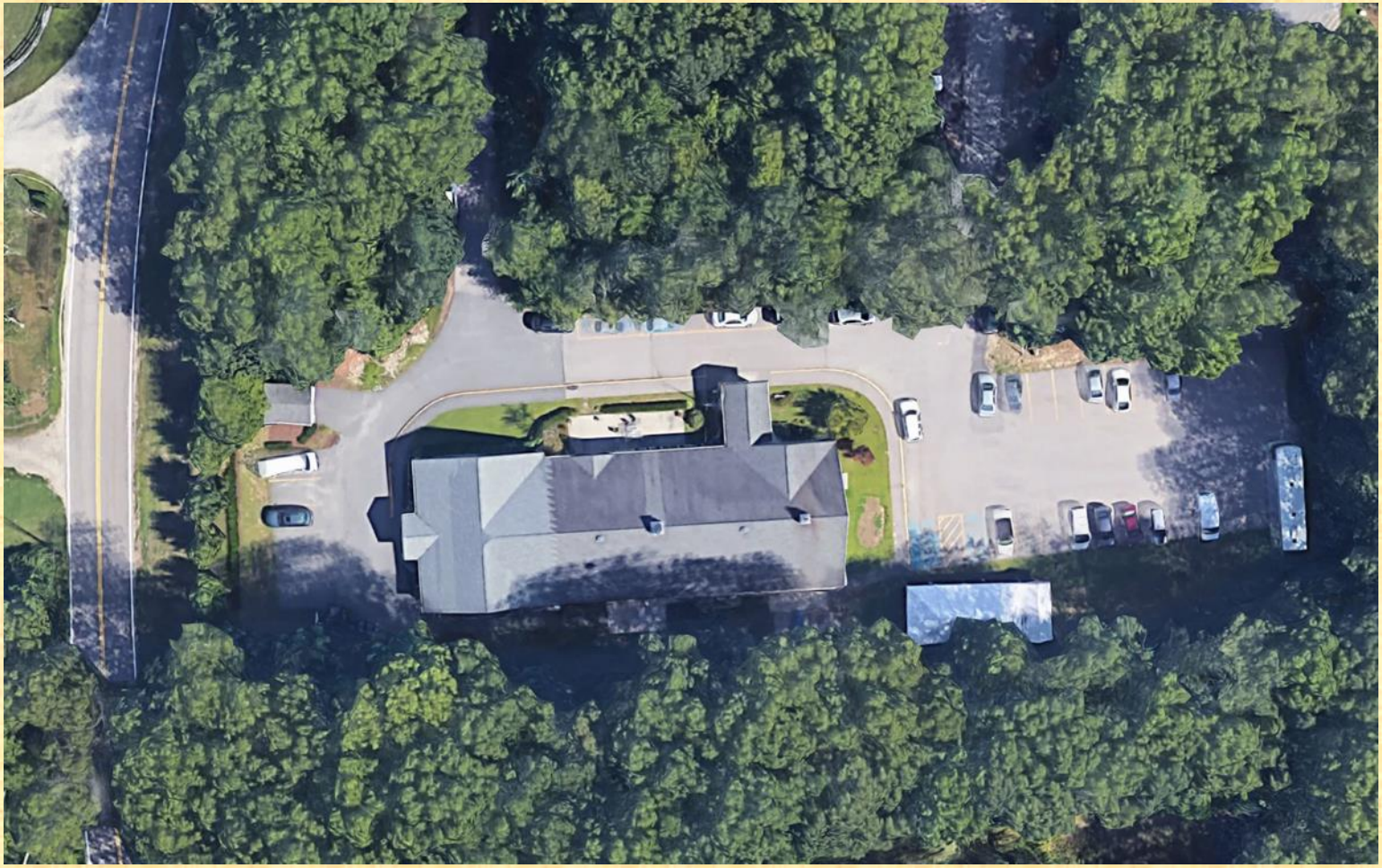
1	Continued maintenance of the building to continue and extend the service life of the Library.
2	Implementation of upgrades as noted in this report to mitigate the physical deficiencies described.
3	Consider one-way vehicular traffic flow into and out of parking lot. The vehicular and pedestrian circulation outside the building be further investigated with the Library Directors, Town Highway Department and Public Safety Departments to develop and implement an appropriate crosswalk solution.
4	Consider a minor relocation of circulation desk to provide added space for staff working behind the desk.
5	Consider adding batt insulation to Makerspace ceiling for added acoustical privacy to first floor above.
6	A site plan study may reveal best option for small outdoor seating area for small group activity.

Building Summary

MEDWAY SENIOR CENTER

Address:	76 Oakland Street, Medway, MA 02053
Constructed:	1997
Addition:	2007 (Multi-purpose Room)
Renovations:	2019 (Roofing & Siding Replacement; Attic insulation)
2019 Assessed Value: (Building Only)	$ 424,948 (100% equalized assessed value)
Building Characteristics	
Total Building Area:	6,423 gsf
780 CMR Mass. Building Code:	
Use Group Classification:	• Use Group B (Offices) • Use Group A-3 (Multi-Purpose Room) • Use Group A-2 (Dining Use)
Construction Type:	VB
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Wood stud framing with vinyl siding
Windows:	PVC clad wood windows (installed 1997)
Roofing:	Asphalt Shingles (installed 2019)
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Oil (propane gas for Kitchen equipment)
Fire Protection:	Not Sprinklered

Senior Center



Senior Center

Physical Issues:

- Replace windows in the original (1997) portion of the building;
- Install sensors to prevent Main Entry doors from closing on slower, more frail occupants;
- Replace 2 exterior doors with rust damage;
- Continue routine maintenance;
- Implement interior finishes replacement in 11-20 year category ;
- Vinyl siding showing signs of deterioration.

Site:

- Deficiencies regarding pavement cracking at the senior center parking lot
- Deficiencies regarding handicap parking:

Mechanical:

- The boiler's air separator appears old and in need of replacement.
- Standardize mechanical controls

Electrical:

- Upgrade interior lighting to LED
- Update Exterior lighting

Functional Issues:

- Need for additional space.

Senior Center

Recommendations:

1	Continued maintenance of the building to continue and extend the service life of the Senior Center.
2	Implementation of upgrades as noted in this report to mitigate the physical deficiencies described.
3	The need for additional space be addressed with the Senior Center Director and Town Manager and a plan for an addition be included in the Town's Capital Expenditures Plan going forward.

Building Summary

MEDWAY DPW ADMINISTRATION

Address: 45B Holliston Street, Door 9 Medway, MA 02053
Constructed: 1961
Renovations: 2012 Repairs To Middle School

2020 Assessed Value: $18,209,500 (100% equalized assessed value of entire building: DPW and Middle School)

Building Characteristics
Total DPW Wing Area: 9,937 gsf

780 CMR Mass. Building Code:
Use Group Classification:

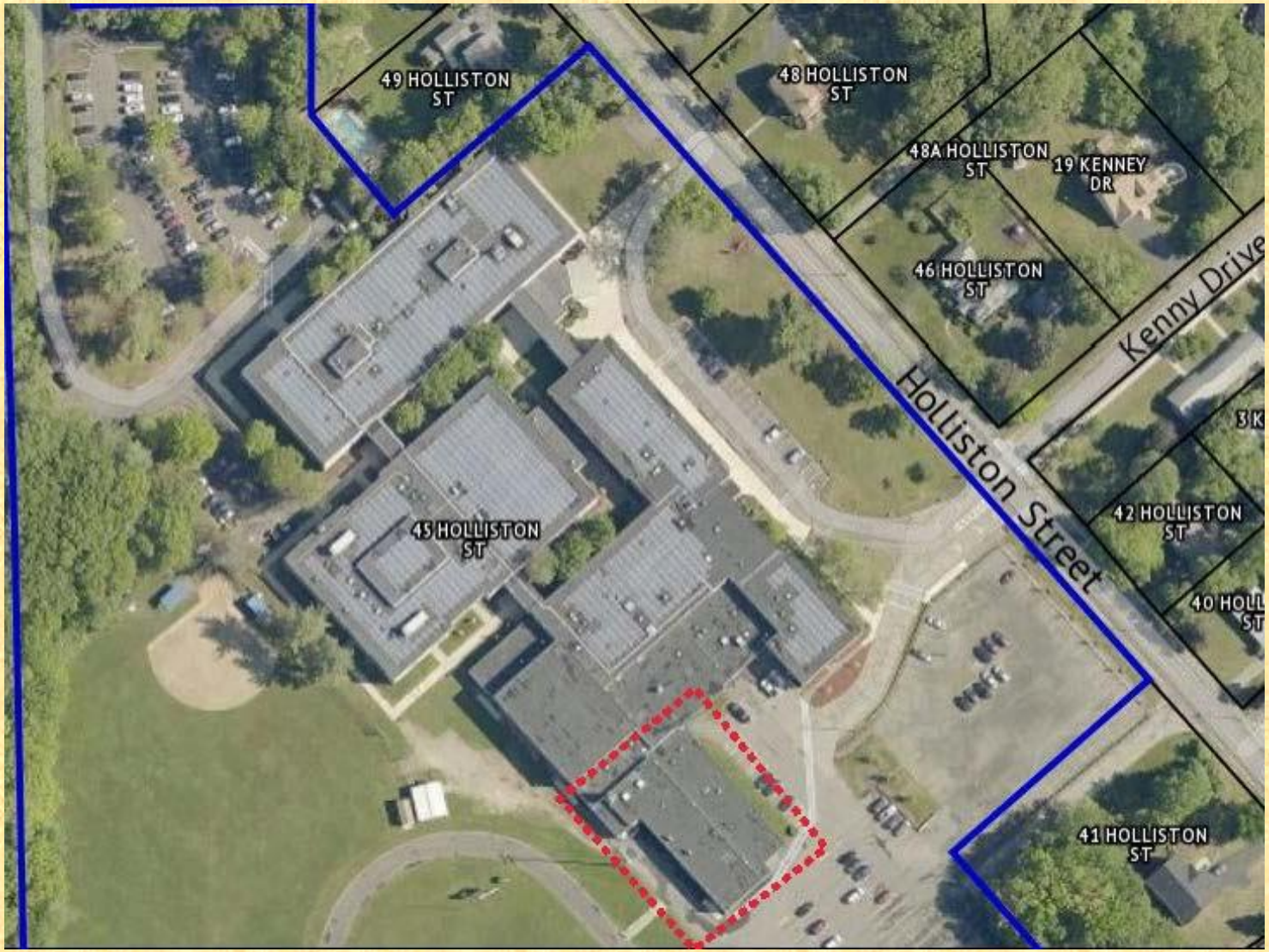
- Use Group E (School)
- Use Group B (Offices)
- Use Group A-3 (Gymnasium – Non-School Events)
- Use Group A-1 (Auditorium – Non-School Events)

Construction Type: IIB

DPW Wing Envelope: (*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly: Brick with CMU back-up
Windows: Aluminum Insulating (fixed and operable)
Roofing: Low slope EPDM membrane

HVAC: (*see MEP/FP Section for more detailed information*)
Heating Fuel: Natural gas
Fire Protection: Sprinklered

DPW Administration



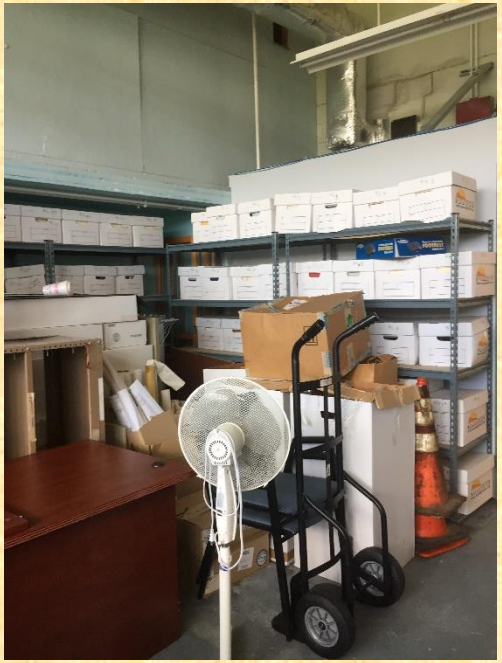
DPW Administration

Physical Issues:

- Upgrade interior finishes (flooring, walls, ceilings) to current office use standards
- Continue routine maintenance;
- Adjust HVAC within each office space.

Functional Issues:

- Construct 2 single-use handicap accessible toilet rooms;
- Segregate Staff Break Room from Conference Room (currently a single room);
- Configure additional offices as needed within larger DPW Storage areas.



DPW Administration

Recommendations:

	If the DPW Administration remains in its current location for the long term, it is recommended to:
1	Implement the interior Architecture upgrades noted in the Report.
2	Reconfigure spaces, such as the Conference Room/ Break Room, as well as other changes to enhance the function and convenience of the office area.

Building Summary

MEDWAY VFW POST 1526

Address:	123 Holliston Street, Medway, MA 02053
Constructed:	1961 (original)
Additions:	Multiple additions over time
2019 Assessed Value: (Building Only)	$ 453,505 (100% equalized assessed value)

Building Characteristics

Lower Level:	5,837 gsf
Upper Level:	7,515 gsf
Total Building Area:	13,352 gsf

780 CMR Mass. Building Code:

Use Group Classification:

- Use Group A-3 (Function Hall (Non-Dining Event))
- Use Group A-2 (Function Hall (Dining Event) & Bar)
- Use Group S-1 (storage)

Construction Type: V-B (unprotected)

Building Envelope: (*see Building Envelope Section for more detailed information*)

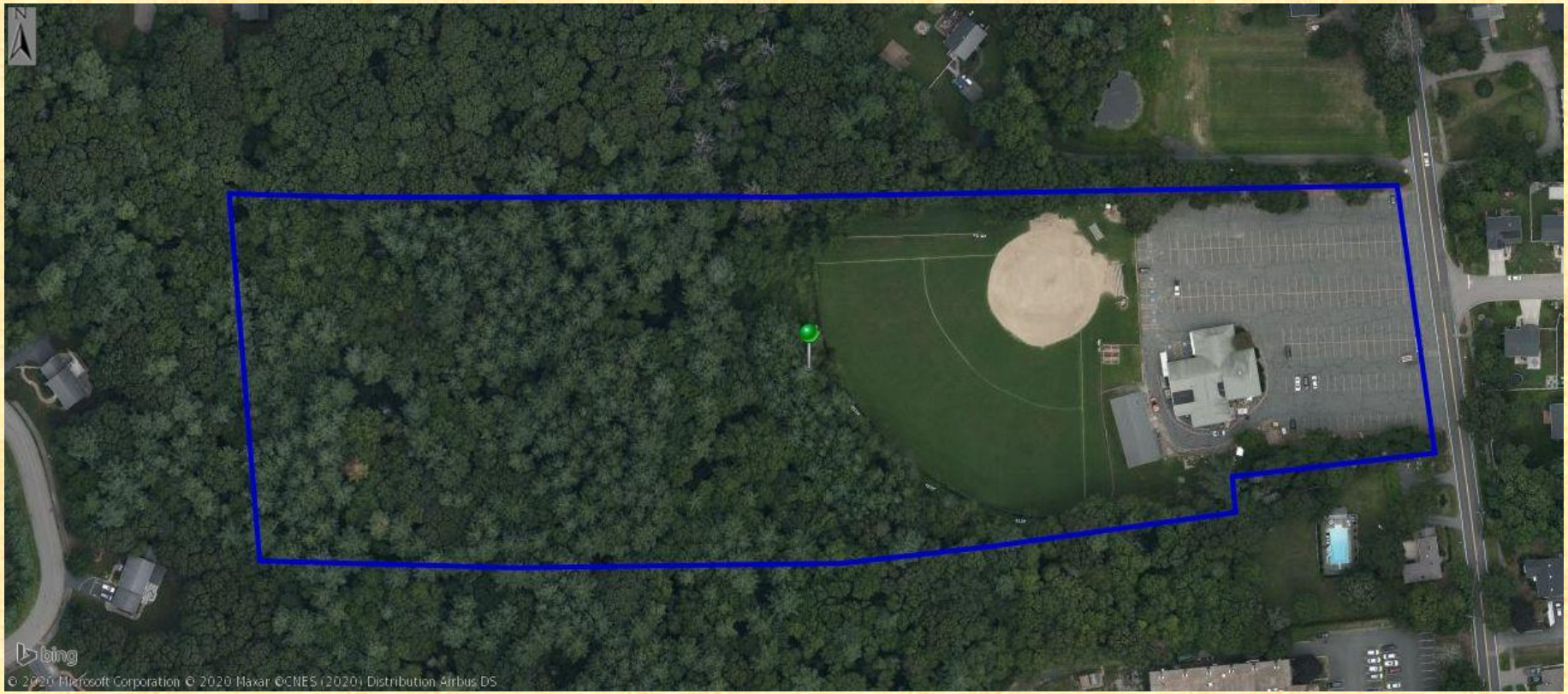
Exterior Wall Assembly:	Wood stud framing with vinyl siding and brick veneer
Windows:	Aluminum insulated double hung (installed 2005)
Roofing:	Asphalt Shingles

HVAC: (*see MEP/FP Section for more detailed information*)

Heating Fuel: Natural gas

Fire Protection: Not sprinklered

VFW Post 1526



VFW Post 1526

Physical Issues:

Architectural:

- Primary finishes at the Lower and Upper Level spaces are generally old and worn;
- The Lower level spaces are all windowless, eliminating the option for fresh air and natural light;
- Front and Rear Entry steps are not uniform and are a tripping hazard;
- Rear entry stoop has no guard rail and is a fall hazard;

Accessibility:

- Handicap accessibility to the lower level is restricted to the ramped access to the Member's Lounge.
- All ramps are not in conformance with accessibility code;
- there is no interior handicap access between the upper and lower levels.
- Men's and Women's Restrooms do not fully comply with accessibility codes;

Building Envelope:

- Asphalt shingle roof is in good condition, but geometry of roof structures hinder water and snow run-off;
- EPDM membrane roofing in serviceable condition but with issue at transitions;
- Brick masonry chimney is in poor condition and needs to be extended;
- Shed roof addition near Rear Entry is in poor condition;
- Exterior siding is nearing the end of its service life.

MEP/FP:

- Mechanical and Electrical systems are in poor condition;
- Plumbing systems are in fair to good condition;
- The building is not sprinklered; any major renovation (more than 33%, would trigger the requirement for a full sprinkler system.

Structural:

- **The rear (original) portion of the Upper Main Hall floor does not appear to have adequate structural capacity to support an assembly loading required by code for the open hall space.**
- Areas of rot at exterior wall assembly.

Site/ Civil:

- Deficiencies regarding pavement cracking
- Deficiencies regarding pavement pothole and settlement
- Deficiencies regarding handicap parking
- The site has wetlands located on the property to the west of the ball field.

VFW Post 1526

Physical Issues:

Site/ Civil:

- Deficiencies regarding pavement cracking
- Deficiencies regarding pavement pothole and settlement
- Deficiencies regarding handicap parking
- The site has wetlands located on the property to the west of the ball field.

Functional Issues:

- Lack of handicap accessibility in conformance with ADA/ 521 CMR.
- Large parking lot area with low-to-no light at night attracts non-patron use ("free-wheeling"; alcohol consumption) that could become a liability for the Town.
- The site size appears to be underutilized in relation to the function and needs of the VFW Post.
    - The site area includes approximately 542,700 square feet (12.45 acres) and includes, in addition to the VFW Building and pavilion, parking, ballfield, and wooded area.

VFW Post 1526

Options/ Recommendations:

1	**Limit renovations to essential work only.** • Doing nothing is not an option without severely limiting VFW activities.	• Potential high cost to VFW; • Full site remains under-utilized.	**Not recommended**
2	**Renovate the existing building to resolve physical deficiencies:** Implement full renovation to mitigate all physical deficiencies noted above.	• Does not address all existing functional deficiencies; • High cost. • Blocks development of the site for other town needs.	**Not Recommended**
3	**Relocate the VFW Post** to a new location sized to the needs of the VFW activities; **demolish existing building.**	• Provides Town with the opportunity to develop a new municipal building on town-owned property.	**Recommended**

Building Summary

Medway High School

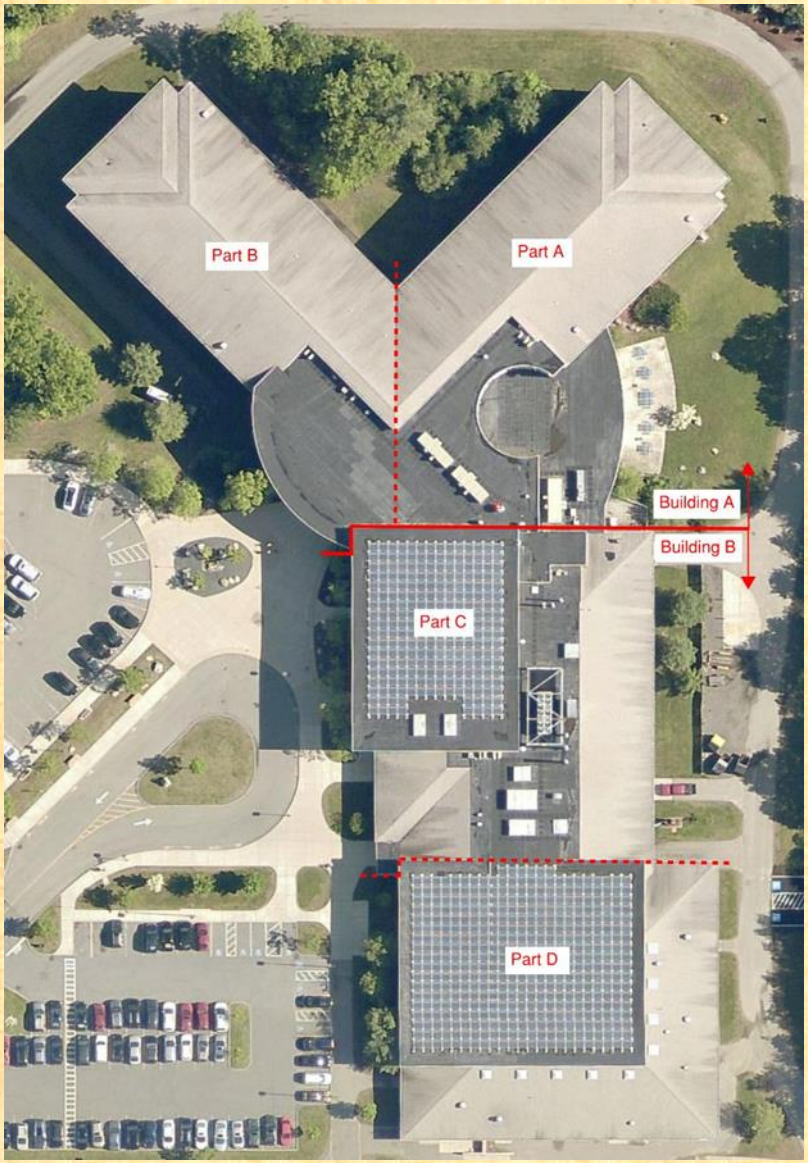
Address:	88 Summer Street, Medway, MA 02053
Constructed:	2003 (opened)
Renovations:	NA
2020 Assessed Value: (Building Only)	$30,835,800

Building Characteristics

Gross Floor Area:	
Lower Level:	84,250 gsf
Main Level:	84,450 gsf
Upper Level:	49,434 gsf
Total Building Area:	218,134 gsf

780 CMR Mass. Building Code:	Built under the Sixth Edition
Use Group Classification:	E (Educational K-12) Note: Assembly spaces including auditoriums, cafeterias, gymnasiums and libraries, ancillary to and supportive of the Educational use are an extension of the Group E classification.
Construction Type:	2-C (unprotected) per 780 CMR Sixth Edition
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Brick & concrete masonry veneer on metal stud back-up;
Windows:	Aluminum Insulating (fixed and operable); Kalwall translucent panels (gymnasium)
Roofing:	Sloped asphalt shingle ; low slope EPDM membrane
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas
Fire Protection:	Sprinklered

High School



High School

Physical Issues:

- Water infiltration near the southwest corner of the Gymnasium wing.
- Due to excessive air infiltration at the perimeter of the roof-to-wall connection throughout the school, the existing mechanical system at times has trouble keeping up with the demand for heat during the heating season.
- Weatherstripping at exterior doors have deteriorated resulting in air infiltration.
- Finish upgrades are required at Boy's, Girl's and Visiting Team Locker Rooms.
- Building Envelope issues include:
    - wind damage to the sloped asphalt shingle roof areas;
    - seam deterioration of EPDM membrane roof areas;
    - build-up of plant matter within the gutters and deterioration of gutters and downspouts;
- Structural monitoring of cracks noted in structural report is required.
- Electrical upgrades are recommended including LED lighting, 2-way call system at elevator lobbies, GFI protected power receptacles at various locations, connect exterior light sconces to emergency backup system;
- Mechanical upgrades include planning for replacement of boilers as they approach the end of their service life within the next 5-10 years and a new Building Management system for town wide monitoring and maintenance.

Functional Issues:

- None observed

High School

Recommendations:

1	Water infiltration issue: Additional investigation is required to identify the cause and required remediation of this issue.
2	Further investigation into the excessive air infiltration at the perimeter of the roof-to-wall connection throughout the school, which is having an impact on the heating system of the school.
3	Repair work to the shingle roof areas at Building A (parts A and B) and to the gutters and downspouts which are clogged with organic material.
4	Continue program of daily facility maintenance.

Building Summary

Medway Middle School

Address: 45 Holliston Street, Medway, MA 02053

Constructed: Bldg 3: 1961 (original Middle School)- 2 floors
Additions: Bldg 2: 1973 (Gymnasium/ Classroom Addition wing) – 2 floors
Bldg 1: 1973 (Main Entry/ Administration/ Classroom wing) – 3 floors
Renovations: Roof System Replacement: 2004
Repairs to the Middle School: 2011-2012

2020 Assessed Value: $18,209,500
(Building Only-all buildings)

Building Characteristics
Gross Floor Area:
First Floor: 110,220 gsf (Bldg 1-2-3)
Second Floor: 92,467 gsf (Bldg 1-2-3)
Third Floor: 25,908 gsf (Bldg 1 only)
Total Building Area: 228,595 gsf

780 CMR Mass. Building Code: Built prior to First Edition (January, 1975)
Use Group Classification: E (Educational)

Construction Type: II-B

Building Envelope: (*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly: Brick with CMU back-up; Cast-in-place concrete
Windows: Aluminum Insulating (fixed and operable); Kalwall translucent panels (gymnasium)
Roofing: Low slope EPDM membrane

HVAC: (*see MEP/FP Section for more detailed information*)
Heating Fuel: Natural gas
Fire Protection: Sprinklered

Middle School

Middle School

NOTE: Due to the 2011-2012 *Repairs to The Middle School Project*, significant improvements were made to all 3 buildings comprising the Middle School

Physical Issues:

- Deficient condition of some interior finishes within Building 3 (original 1961 Building) not addressed in the 2012 Repair project.
- Roof systems throughout the facility are nearing the end of warranty and service life.
    - An added challenge will be the need to remove and then reinstall the photovoltaic panel system to facilitate a re-roofing effort.
- Exterior brick masonry on the original 1961 building (building 3) requires repointing at a number of locations.
- Exterior sealants are in need of replacement at a number of areas and require more frequent maintenance than harder fixed building components.
- Structural repairs, as noted in the structural section of the report, require monitoring and remediation.
- Condition of paved front driveway/ drop-off wind damage to the sloped asphalt shingle roof areas;
- Implement a program of replacing window hardware and sash gasketing to be implemented to lengthen the service life of the system.

Functional Issues:

- Non-optimum uses of Storage Areas 1320 (former locker/ shower area adjacent to Old Gymnasium in Building 3).
- Non-optimum use of Storage Areas 1223 (former locker/ shower area adjacent to Old Gymnasium in Building 3).
- Building Security/ Intrusion prevention:
    - Additional security to “harden” the exterior perimeter of the building and classrooms
    - Existing classroom doors are not equipped with classroom function locksets and vision panels in the doors and in walls facing Corridors pose a vulnerability in an intrusion event.
    - **Note:** these recommendations are given in the context of a conditions assessment. The issues regarding security and intrusion events requires a much more focused assessment than provided by this conditions assessment.

Middle School

Recommendations:

1	Implement program to mitigate physical deficiencies noted in the report.
2	Implement program to address functional deficiencies noted in the report.
3	Continue program of daily facility maintenance.

Building Summary

Medway McGovern Elementary School

Address:	9 Lovering Street, Medway, MA 02053
Constructed:	1967
Additions:	NA
Renovations:	Exterior Door and Window Replacement (2015)
2020 Assessed Value: (Building Only)	$4,121,900
Building Characteristics	
Gross Floor Area:	52,326 gsf
780 CMR Mass. Building Code:	Built prior to First Edition (January, 1975)
Use Group Classification:	E (Educational)
Construction Type:	II-B
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Masonry cavity wall: exterior brick veneer with CMU back-up
Windows:	Thermally broken aluminum frame with insulating glazing
Roofing:	Low slope EPDM membrane
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas
Fire Protection:	Not Sprinklered

McGovern School

McGovern School

Physical Issues:

- The interior Architectural finishes and components are functional but aged.
- In particular, there remains a significant amount of suspected VAT (vinyl asbestos tile) which should be abated as the flooring degrades.
- Wall cracks called to be repaired and the unpainted corridor cmu tends to hold dirt and staining.
- Interior doors and hardware are of the original knob-type handle type. Doors may remain in service, but the hardware should be replaced to conform to current accessibility requirements.
- Roof system is at the end of its service life and is called to be replaced in 1 to 5 years.
- Mechanical systems appear to be relatively new and in good condition with modest recommended upgrades;
- Electrical systems are in serviceable condition, but any substantial renovation would require upgrades to the main electrical service, main bonding jumper and branch distribution system and wiring. Upgrading all light fixtures to LED source.
- Plumbing systems are in good condition with recommendation for continued maintenance.
- Fire Protection: building is not sprinklered. Being more than 7,500 sf in aggregate area, any significant renovation would likely trigger the requirement for a new sprinkler system.
- Site components including bituminous driveways and parking areas are generally in fair condition, while bituminous walkways are in poor condition.
- Bituminous curbing is generally deteriorated and would be included in a repaving program, together with markings for parking spaces, crosswalks and lane dividers which are faded.
- The walkways are recommended to be replaced in 1 to 5 years including curb cuts and ramps for accessibility.

Functional Issues:

- None observed

McGovern School

Recommendations:

1	Improvements to the interior finishes (flooring, walls and ceilings) is recommended within the next 5 to 10 years and upgrades to doors and hardware is recommended within the next 1 to 5 years.
2	Replacement of the roof system is recommended within the next 5 years and repairs to the exterior brick masonry is recommended within the next 1 to 5 years as well.
3	Upgrades to the site, though not immediately critical, are recommended with the next 5 to 10 year, with site upgrades relating to handicap access be implemented within the next 1 to 3 years.

Building Summary

Burke-Memorial School

Address:	16 Cassidy Lane, Medway, MA 02053
Constructed:	Burke School: 1954
Additions:	Memorial School: 1996
2020 Assessed Value:	$10,786,200 (Building Only-all buildings)
Building Characteristics	
Gross Floor Area:	
Basement Level:	2,462 gsf (Memorial)
First Floor:	40,141 gsf (Burke); 57,471 gsf (Memorial)
Second Floor:	19,853 gsf (Memorial School)
Total Building Area:	119,927 gsf
780 CMR Mass. Building Code:	Burke: Built prior to First Edition (January, 1975) Memorial: 5th Edition
Use Group Classification:	Burke: Use Group E (Day Care – Children older than 2 years, 9 months) Use Group I-4 (Day Care – Children 2 years, 9 months or younger Memorial: Use Group E (School) Use Group A-3 (Gymnasium – Non-School Events)
Construction Type:	II-B
Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Brick with CMU back-up
Windows:	Burke: Non-insulating steel frame Memorial: Aluminum Insulating (fixed and operable); Kalwall translucent panels (gymnasium)
Roofing:	Low slope EPDM membrane
HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas
Fire Protection:	Burke: Not Sprinklered Memorial: Sprinklered

Burke-Memorial School

Burke-Memorial School

Physical Issues –Burke School:

- The interior Architectural finishes are original and aging, but generally still functioning;
- cracks in wall assemblies;
- deterioration of vinyl floor tile in classrooms which is suspected to contain asbestos, ;
- the interior concrete ramp in what is noted in the report as the Kindergarten (or K-) Wing and which is not code compliant.
- (Former) cafeteria/ auditorium is still functional for indoor sports (basketball, etc.), however, the stage area is closed off and used for storage.
- (Former) kitchen has been decommissioned and repurposed as the Maintenance Department for the school.
- Restrooms are not fully accessible.
- EPDM membrane roof system which is more recent but nearing the end of its service life;
- exterior brick masonry walls and precast concrete components which are original and in need of repointing;
- window system throughout the Burke School buildings which is original and in poor condition;
- Electrical systems are in poor condition with significant recommended upgrades, including upgrades to the Fire Alarm system for voice notification.
- Plumbing systems are in good condition with modest recommended upgrades.
- Fire Protection: building is not sprinklered.
- Site is in fair condition with needed improvements:
  - pavement cracking
  - steep walkways and ADA access
  - bituminous concrete walkways
  - drainage towards the existing building.

Functional Issues:

- None observed

Burke-Memorial School

Physical Issues –Memorial:

- Building components and systems are original to the building and are generally in good condition;
- Interior Architectural finishes are generally in good condition with components noted for replacement typical for the age and use of the building;
- The building is accessible and includes and elevator for access to the 2nd level.
- ballasted roof system is approaching the end of its service life with should be evaluated in 5 to 10 years for replacement.
- The windows , which are original aluminum framed with insulated glass are showing signs of deterioration including failed seals at the insulated glass units and deterioration of the exterior finish. Based on their age and condition, the Town should consider replacement of the window system within the next 5 to 10 years.
- Control joints in the brick masonry wall cladding need replacement immediately.
- The Mechanical, Electrical, Plumbing and Fire Protection (MEP/FP) systems are in good condition with modest recommended upgrades as noted in the report.

Functional Issues:

- None observed

Burke-Memorial School

Recommendations:

Burke School:

- Per the findings in the report, the priority should be given to upgrading the systems dealing with life safety including fire alarm system to include voice notification and the installation of a sprinkler system.
- Accessibility upgrades will improve access and use by persons with disabilities.
- Replace the EPDM roof system with 5 to 10 years.
- Replace the exterior windows and doors within 5 to 10 years
- Implement upgrades to the Electrical systems within 1 to 5 years
- Maintain routine maintenance of mechanical and plumbing systems with targeted upgrades as noted in the report.

Memorial School:

- Replace ballasted roof system within 2 to 5 year;
- Replace exterior window system within 5 to 10 years
- Maintain routine maintenance on interior architectural systems and MEP/FP systems.

Upgrades to the site, though not immediately critical, are recommended with the next 5 to 10 years., with site upgrades relating to handicap access be implemented within the next 1 to 3 years.

End of Summary