

Committee Members
Timothy Harris, Chair
John Foresto, Vice-Chair
Michael Callahan, Member
Michael J Schrader, Member
Ted Kenney, Member
David D'Amico, Member



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

WATER FACILITY BUILDING COMMITTEE

APPROVED 2/3/22

July 22, 2021

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Committee members will be participating remotely. For public hearings, access via Zoom is provided for the required opportunity for public participation. Information for participating via Zoom is posted at the end of this Agenda.

In attendance via Zoom:

Tim Harris, Medway Resident & Chair
John Foresto, Selectmen & Vice-Chair
Ted Kenney, Medway Resident & Member
Michael Callahan, Medway Resident & Member
Pete Pelletier, DPW Director
Sean Harrington, DPW Deputy Director
Barry Smith, Water/Sewer Superintendent
Paul Millett, Environmental Partners
Rob Williamson, Wright-Pierce
Jim Cray, Wright-Pierce
Jill Karakeian, DPW Program Administrator and Recording Secretary

Chair Harris called the meeting to order @ 7:00pm roll call and asked all attending members to state their name and position.

Project Update

Paul Millett shared his screen with the Monthly Status Report for July. With regard to the Budget, invoicing is up to date and fees commensurate with tasks completed to date. Regarding design work, we've made some progress on the FEMA flood plain submission, we need more time to complete the meets and bounds survey & description. We are in coordination with Wright-Pierce and CRPCD for the Discharge Permit. Wright-Pierce submitted the Basis of Design Report at the end of June, Environmental Partners submitted comments. Overall it was a good Basis of Design Report and all comments are in important but there were no fatal flaws, just items we need to resolve and be careful as we advance to the design moving forward. With regards to the RFP and the Designer Scope, we made a point of saying at the end of the Preliminary Design we need to have a hard meeting where we talk about do we all agree on the floor plan, do we all agree on the layout and more importantly do we all agree on the Cost Estimate. We are at that point tonight and next week we need to agree on what you want, how big of the project is wanted and accept the cost that goes along with that. We need to have concurrence on

the Basis of Design Report. The Budget Project is on track. With regards to the schedule, we are about a week or 2 behind due to the holiday and vacations and can be picked up in the second half of the design phase.

Chair Harris expresses concern with regards to the week to 2 weeks behind schedule, we need to map out a path to get back on schedule.

Paul Millett agrees and once we agree on the floor plan, building type and the cost estimate, we can make up the 2 weeks over the next 4-6 months. We highlighted issues for the SRF submission on the schedule to submit to DEP to stay on their funding list in August and towards the end of the year.

Chair Harris questioned the item on the Schedule, line item #31, MassDEP Preliminary Submittal and the timeline for that is extremely long.

Paul Millett explains it's a program issue and that will get taken care of. Because the 50% Design Preparation can't start until the Preliminary Submittal is complete and the time frame of the Design Preparation is correct. We will work on Wright-Pierce to confirm the schedule in the next couple days.

Chair Harris asked to have the updated schedule emailed out to the team once that is updated. We also have to build into the schedule and still maintain it is, with the budget discussion we will have tonight, we need to allow the time for program and capturing as much as possible, the value management discussion and those items. Some of the critical mile stones we need to lock down would be file sub-bids and permitting.

Paul Millett agrees that we need to do some value engineering the next couple weeks and we need to agree on the size of the building and cost.

Chair Harris suggested a working session to help with the major decisions.

Paul Millett goes over the Cost Estimate. Waiting on the Cost Estimate to come over from Wright-Peirce, Paul did his own estimating. Looked at the square footage of the Water Treatment Plant, which is approx. 7,600 sf; square footage of the Administration Building, which is approx. 3,240 sf; and square footage of the garage which is approx. 4,800 sf, and using cost per square foot from a couple jobs we recently bid, I came up with about \$13-14 million for the Water Treatment Plant, based on the Medfield jobs and a recent scale up factor. For the Administration Building @ \$600.00/sf, I came up with \$1.8-2 million, and for the Vehicle Garage building, I came up with \$2.2-2.4 million. Using my estimating method, which is a square foot basis and a cost per MGD, my range is \$17-18.4 million. What Wright-Pierce submitted is \$16.7 million plus the generator cost. I haven't gone through it all, it could be 10-18% more due to inflation and other items. Comparing Wright-Pierce's cost of \$17million +/- and I am at \$17-18.4 million +/- based on comparable bids. That is not total project cost, you need to add on Wright-Pierce fee, Environmental Partner's fee and some contingencies, so you are no longer looking at a \$13 million job anymore, you are looking more at a \$20 million job +/-.

Chair Harris asked to get an overall cost estimate before we move forward with the items listed.

Paul Millett explains adding to the Wright-Pierces cost estimated submitted of \$17 million, the other costs are the Environmental Partners fee which is approx. \$783,000 and our administration fee was

based on a certain duration of construction, and the Wright-Pierce fee for the design is approx. \$913,000 and this does not include the administration fee. It all goes back to the size of the building. We do know that we need a Water Treatment Plant and that building square footage is set. The only optional spaces are the Administration Building (\$2 million) and the Vehicle Garage Building (\$2.2-2.4 million). We have approximately \$4 million dollars of area that is open for discussion.

Rob Williamson explains, in all fairness, we literally received the cost estimate this afternoon and forwarded it directly to the team. We haven't even had a chance to dissect it. I agree with Paul's pricing and thinking maybe a little higher. The construction estimate has contingencies listed at the end.

Paul Millett explains that the bottom line is we are looking at a \$20 million project and Wright-Pierce needs to add in their construction administration fee, which is probably about \$300,000-\$500,000.

Rob Williamson couldn't confirm the construction administration fee. Needs to look back at that breakdown to confirm.

Paul Millett feels the estimated cost is a good start. There are contingencies that still need to be confirmed.

Chair Harris expresses concern about the Estimated Contingency of 10% listed at the bottom of the Cost Estimate.

Rob Williamson feels that we shouldn't try and reduce items like Covid mark-ups and items like that. We should be conservative and make sure we are high enough for budgeting.

Chair Harris explains we are very over-budget and we need to be much more detailed and methodical about the approach. How did we handle the PFAS in the Cost Estimate?

Jim Cray explains that there is space for the PFAS but equipment is not included in the Cost Estimate.

Paul Millett explains that Environmental Partners bid a job in Medfield a month ago that was less than 5000 sf and it was \$9 million, using a cost per square foot and cost per gallon, scaling it up to this job, is how I came up \$13-13.5 million. Medfield was a simple pre-engineered metal building.

Chair Harris was expecting to see the Cost Estimate earlier than we did. We were hoping to also have a list of potential value engineered strategies to discuss at this meeting as well.

Paul Millett suggests having the Designer, Owner and OPM sit down in a room for half a day and go through the Cost Estimate and reach an agreement in a workshop session.

Jim Cray explains that we did get the comments back on the Basis of Design from the Town of Medway and Environmental Partners. Wright-Pierce is in the process of putting responses together. We anticipated that we would schedule a workshop with the Town of Medway to go over the comments and responses, because there are a lot of decisions that are going to be made based on the comments that will impact the costs. There is scope that still needs to get finalized as far as the existing facilities and what is actually going to get upgraded. It would really benefit to get together for a workshop to discuss

the comments and then discuss the value engineering as well. There are a lot of decisions now that will impact final design.

Member Kenney agrees and when he read the Basis of Design comments, there are ton of comments without responses that need resolution. Some of the comments are pretty significant that will impact the cost.

Chair Harris suggested a side by estimate comparison between Environmental Partners and Wright-Pierce.

Paul Millett explains that their contract scope has them doing a detailed estimate at the 50% completion point and one at the 75% completion point. To be honest, I don't believe there is anything out of the ordinary looking at their cost estimate. I gave a number based on the square foot, comparing recently bid jobs. We are both in the same ballpark and it's a responsible estimate. Where we can save space is on the Administration Building and the Vehicle Building.

Chair Harris explains that we started this journey several months ago, and where we need to be with numbers. We are way off from what we initially talked about with regards to the cost. We need to work at being as efficient as possible. Feels a workshop needs to happen to reconcile the estimate.

Paul Millett explains that he can have the estimator that works for Environmental Partners look at Wright-Pierce's estimate and give his feedback. The bottom line is that we need to do some chopping from the Administrative and Garage buildings.

Rob Williamson explains that Wright-Pierce needs a few days to digest the Cost Estimate that was submitted by their estimator and get answers to some of their questions. We do need to answer the comments that were asked from Environmental Partners, then that will get the ball rolling.

Member Kenney agrees that the questions need to be answered of the BDR, then look at reviewing with the design estimator, then there would be harder data to deal with a more defined fashion, then realigning the cost estimate and value engineering.

Dennis Crowley, Select Board member has joined the meeting.

Dennis Crowley, Select Board member stresses his concern with the estimated cost presented. Four years ago we were carrying a budget of \$8.5 million and that is what we were structuring our rates at, then it went up to \$11 million and a few months ago it was up to \$13 million, and at that point the town raised their bonding requirements to \$13 million and now I'm hearing a number of \$17 million and that doesn't include engineering and construction project management. It looks like we are looking north of \$19 million. Very concerned with the direction we are going in and the rates that the residents will be paying. He remembered when Kleinfelder initially planned out the project, they said we could treat each well separately rather than putting in a master treatment facility which would be less expensive. Do we absolutely have to build a \$19 million Treatment Facility? Based upon \$19 million, what is the bond premium and how is it going to effect the rates?

Superintendent Smith explains that we do have some funding in place. The numbers are coming in around \$20 million, but if we can secure \$4-5 million additional funding or money the town already has, the cost will come down.

Rob Williamson explains that if iron and manganese are exceeding the limits at each well, treating at each well would be far more expensive than building a treatment facility.

Vice-Chair Foresto explains that he's been on the Select Board for 15 years. All I've heard for 15 years is that we have terrible water. If we faced this new facility 5 years ago, it wouldn't be \$20 million. We need to do this project the right way and the most cost effective.

Member Kenney agrees with Vice-Chair Foresto and feels that the treatment facility building itself is not up for grabs, we are going the industry standard direction. With the potential for increasing of iron and manganese issues and open space in the plant for dealing with PFAS when and if that day comes, we have the basics down and we just have to work with them.

Member Callahan joins the meeting.

Member Callahan feels that the Town has reviewed this in the past and we've decided that we are going to have a treatment plant. Now, it's a sticker shock with the estimated cost because of the delay and other issues beyond anyone's control including Covid. If we keep questioning are we going in the right direction, and we don't know what the DEP and EPA will have for requirements for treatment and we have 4-5 wells going and each of the wells have their own treatment, it just doesn't sound like the correct way to go.

Chair Harris goes over some of the line items in the Cost Estimate. Feels that the concrete price should be looked at a little closer. The masonry line item should also be looked at with regards to the outside of the building and other options.

Vice-Chair Foresto questioned if we want to have the Administration there or put them to the Middle School with the Department of Public Works Administration and a covered area for the vehicles. Then see what we have left over and add from there. Is there space in the Middle School?

Director Pelletier confirms that there is no extra space at the Middle School for additional Administration.

Member Kenney explains that from a water operations stand point, the folks that are going to run this plant will need ease of access and commuting back and forth is factor, how quickly they can respond as needed.

Chair Harris feels we need to concentrate on if we just focus on the treatment facility, and scale back on the administration and garage – what will we do with the people and vehicles.

Member Kenney feels that Director Pelletier, Deputy-Director Harrington and Superintendent Smith need to weigh in on what is needed to run the facility and do it efficiently. We can't decide without your feedback.

Superintendent Smith explains that the Water & Sewer Department is the department that brings the most money into the town and our existing buildings are falling down.

Director Pelletier knows that the Board values the DPW's opinion. At this point, the building that we have in front of us prior to seeing the cost, we felt was functional and there were no frills with it. In terms of making everything work, that building would function fine. If we start taking things away, it will make it more difficult to operate properly.

Chair Harris continued to look at the cost estimate line items. Feels the earthwork is a wild card item and could be low and high with regards to the level of the site. Questioned if a cut fill analysis had been completed?

Rob Williamson comments on the site and remembers the site being fairly level. There shouldn't be any fill.

Director Pelletier feels the dewatering number looks low.

Jim Cray explains that the borings looked good and they didn't find any big pockets with unsuitable.

Chair Harris comments after looking at these numbers for the first time, there really isn't a lot of big items we can touch without looking at programming.

Rob Williamson agrees with Chair Harris and everything appears within reason.

Member Foresto asked Director Pelletier, Deputy-Director Harrington and Superintendent Smith if the new DPW Garage was scaled back to not include Water & Sewer. Why were they left out?

Superintendent Smith stated that at the very beginning Water & Sewer were included then we weren't.

Director Pelletier explains it was due to space and money. We even have some parks equipment and some highway pick-ups that don't fit inside the new DPW Facility and they are located under the canopy and the parks sit in some of the old buildings that weren't demolished. I started with the Town of Medway in December of 2018, they were getting through the final design. Water had office space in the new DPW Facility. At some point, Water got pushed out and Building Maintenance get relocated in the new space, which then eliminated all the rental space the town had. At that point, we figured we could keep the Water/Sewer Department on Populatic and locate them in the new Water Treatment Facility once it was built, going with the assumption that we would have Administrative space in the new facility.

Chair Harris would like Environmental Partners and Wright-Pierce, over the next week to 10 days to come back with some more detail and adding in an option to scale back to the bare bones and see what the numbers look like. Then add the other pieces and see where we stand.

Superintendent Smith feels the numbers given from Paul Millett, Environmental Partners and Wright-Pierce are pretty accurate.

Vice-Chair Foresto suggests the next meeting be face to face to include a workshop session.

Chair Harris asked if Environmental Partners and Wright-Pierce were able to do a workshop session next Thursday, July 29, 2021.

Director Pelletier explains that the Select Board would like a cost estimate, together with the additional cost for Environmental Partners and Wright-Pierces number. They do not want to see a percentage, they want that information for the next Select Board's meeting on August 9, 2021.

Jim Cray explains that we also need to discuss the comments and that will drive the cost decisions.

Rob Williamson will go through the comments and we need to get them to the estimator.

Chair Harris feels we need to get something going next week.

Paul Millett suggests that we meet next Thursday. The comments on the BDR are mostly about processing and the building. They are not about the Administration Building or the Garage Building. They are important comments and we need a Water Treatment Plant. Nothing in the comments are going to take a large amount out of the cost estimate. We need to look at the site plan and the building layout of the Administration & Garage Building and we keep 1/3 of one building and 1/2 of the other building and what that might look like for dollar savings. We can save \$2-4 million on the value engineering by changing the Administration & Garage Buildings. If we go to an all metal building, we could save \$200,000-400,000 on masonry cost. We could go from \$19 million to \$15 million but we can't go down to \$13 million.

Vice-Chair Foresto feels after the meeting tonight, we will be going forward with the entire Water Treatment Facility. One of the biggest issues of the residents is the water and we are ready to make this move.

Chair Harris sets the workshop session for Thursday, July 29, 2021 @ 3:00 pm at the DPW Administrative office, 45B Holliston Street and there will be a full Committee Meeting @ 7:00 pm. With regards to the working session, Chair Harris and Member Kenney will be attending as well as the DPW members, Environmental Partners and Wright-Pierce.

Approval of Past Meeting Minutes

Member Kenney makes a motion to approve the meeting minutes from the 3/4/21 meeting, Member Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the Zoom meeting.

Member Kenney makes a motion to approve the meeting minutes from the 7/8/21 meeting, Member Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the Zoom meeting.

The next meeting is scheduled for July 29, 2021 @ 7:00pm.

Member Callahan makes a motion to adjourn at 8:44pm Member Kenney seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.