

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

August 12, 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, Select Board Member & 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
Helen Gordon, Environmental Partners
Chris Grillo, Environmental Partners
Rob Williamson, Wright-Pierce
Jim Cray, Wright-Pierce
Dennis Crowley, Medway Resident & Select Board Member
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

Helen Gordon shares her screen showing the Environmental Partner's Memorandum dated August 12, 2021. The first topic is the Rapid Testing for PFAS and what it would take to do an initial assessment on the removal of PFAS from the well supplies in anticipation that there will be future regulations associated with PFAS. Currently the Town of Medway's testing is showing they are well below the 20. Water quality has bounced around for many communities and can be a challenge.

Chris Grillo as noted and discussed at the last Building Committee meeting, we've put together a proposal for the Rapid Scale Column Testing, which would include collecting source water from all 3 well sources and determining the worse quality water from that combination. The scope includes coordination with the vendor by Environmental Partners, coordinate and schedule the testing,

coordination of shipping the water to the vendor's labs for analysis and provide a review of the vendors results and some very preliminary base line proposed systems design parameters. What we would get out of this test would be some very early base line data to give us an estimate of the breakthrough of the PFAS compounds through the media. It would be a worse-case scenario, a very conservative assumption and it would give you a rough estimate of what your O&M cost would be to change out media in the future. We've put together a lump sum proposal of \$20,700.00.

Helen Gordon explains that we would be testing the worse-case scenarios. Suggests taking a few items into consideration, we are building a green sand filter plant and will have future opportunity to add the vessels for PFAS removal, that would include GAC or RESIN, depending on what, at the time is the best option. When we do the test, the test doesn't include a filtration through the green sand filters, so the test would be a worse-case scenario loading on the GAC. Typically, we would see a longer life and we are going from 9 to 0 versus if we were over the 20 and reducing it.

Chair Harris questioned if there are plus's and minus scenario's doing the tests now versus doing when the levels are up.

Chris Grillo explains the potential downside is you don't know what your PFAS levels will be in the future when the time comes to implement it. Currently the combined PFAS 6 compound level is below 10 and you need to be above 20 before DEP makes you treat for it.

Jim Cray explains the sizing that was prepared for the future PFAS piece in the facility was based on sizing on the GAC pressure vessels. We assumed what MassDEP has been recommending, which is 4 - 12' vessels, which is a typical set-up, worse-case size wise scenario.

Vice-Chair Foresto questioned what is proposed and down the road we need to add the PFAS – will it be an easy install without ripping everything out to install?

Rob Williamson explains it is designed to easily install the PFAS equipment if and when it is needed together with connections needed.

Helen Gordon with regards to trying to understand potential operational costs of removal of PFAS, it is recommended to wait until the plant is up and running, we get the green sand going, we can do testing on the PFAS after that filter and go from there.

Rob Williamson agrees and you aren't going to install PFAS equipment until the levels require it.

Helen Gordon goes over the project schedule. We are seeing all the current projects that are being worked on currently are lagging in time and taking longer due to the pandemic impacts, timing, availability of contractors and availability of labor staff. In our opinion, both Environmental Partners and Wright-Pierce, this Water Treatment Facility project in terms of the construction piece is really an 18-month project. Focusing on the processing piece of the project, we should be able to submit the PER on October 15th.

Jim Cray feels that what they look at when you submit the PER is the administrative items to make sure we have all the required SRF language is in the division 0. Asked about the EJCDC and what version has been accepted, 2013 or 2018 version.

Director Pelletier forwarded KP Law responding that they are using the 2013 version and don't have the 2018 version.

Rob Williamson will forward a pdf of the 2018 version to Director Pelletier so he can forward to KP Law and feels it's in the best interest of the Town to use the 2018 version.

Chair Harris feels that we need to focus on the critical milestones. We need to come up with a list of the line items that are critical to make sure we hit those dates.

Helen Gordon explains that the 50% needs to be submitted by 10/15.

Rob Williamson agrees and confirms it will be ready.

Helen Gordon questioned the presentation that needs to happen prior to Town Meeting and the Town Meeting is on November 18th. What other meetings need to happen prior to the November 8th presentation date.

Director Pelletier mentions that we will need to get the application to the Planning Board, sooner than later. We will also need some sort of submission to Conservation.

Helen Gordon mentions that Conservation suggests going through the process to see where or not FEMA will move it. Have Meryl do the meets and bounds, which is paperwork. Put the paperwork together and re-submit to FEMA.

Director Pelletier mentions that there is a meeting scheduled for the Design Review Committee next Monday.

Helen Gordon reviews the schedule and the scheduled meetings.

Jim Cray explains there won't be enough detailed information for the Planning Board until we are at 50%. We are meeting with them next week to get their feedback on the preliminary site plan to see if there are any major items that they think will be issues, we can address those items prior to the submission.

Dennis Crowley questioned the November Town Meeting mentioned and asked what it is for.

Vice-Chair Foresto explains that the November Town Meeting will be just an update on the project only. It is not a warrant article item, that will be at the Annual Town Meeting in May of 2022.

Chair Harris asked what type of package will be put together to go in front of the Select Board and Finance Committee.

Vice-Chair Foresto explained that it won't be the level of detail that will be needed to go in front of the Planning Board. We will present the schedule and where we are in the schedule, the cost estimate and schematic drawings and where the other Boards are in the process. We would want Town Accountant Carol Pratt at those meetings because they will want to talk on the impact on the budget and the rates.

Rob Williamson thought that Town Manager Boynton mentioned a Select Board in late October at our last meeting.

Helen Gordon explains that after the 50% point, there will be another Cost Estimate, and would suggest to wait until November 8th.

Chair Harris suggests pushing towards the October date. Feels we would have a lot of the documentation available in October and if we need to push it out to update information we can do that. Suggests having a draft mid-September so we can work on a draft for the presentation.

Helen Gordon goes over the opinion of construction costs. The Basis of Design was provided, comments were made, we got a subsequent submission from Wright-Pierce's consultant TCI. Wright-Pierce looked at it, made some additions based on their experience with current projects and came up with an updated Cost Estimate. Environmental Partners, with their cost estimator, did a separate assessment based on the BDR of what our approach was and we are both in the same price range. As we get more detailed on the design, the cost estimate will get refined and the overall contingencies will go down. It certainly is above what the initial dollars were previously. With the pandemic, high costs, labor issues out there, we are seeing prices in this vicinity for projects like this.

Chair Harris questioned an updated Cost Estimated at the 50%, super critical from a cost standpoint. Feels value engineering is very important.

Helen Gordon wanted to let the board know that there are no extras listed.

Rob Williamson feels that if there are going to be changes, they need to be made sooner than later. It can't be done at 50% or 75%. Asked if there were comments made on the BDR?

Jim Cray confirmed that comments have been provided on the BDR. There was a meeting with the Town last week and hashed out some other questions and provided an updated response table that had the final responses. The BDR is being sent to DEP to get their initial feedback to get them onboard.

Helen Gordon suggests Chris Grillo to set up a meeting with Director Pelletier and Deputy-Director Harrington to go over all the comments and updated responses of the BDR. In the package, Wright-Pierce has put together a construction services amendment with their scope and have come up with a budget of \$546,000 and record drawings for \$29,000. Overall, for design, construction admin and record drawings, Wright-Pierce's overall percentage is 7% of the construction costs, which is on the lower end of what we would typically see. Environmental Partner's on the OPM is 4%, which is also on the lower end.

Chair Harris asked for Helen Gordon to go through the Cost Estimate that she is sharing on the screen.

Helen Gordon suggests that a side conversation with Town Manager Boynton, Director Pelletier and Deputy-Director Harrington to go over the Cost Estimate in detail.

Director Pelletier agrees and also made note that Town Manager Boynton wanted to go over the Planning Board's submission with Helen Gordon as well.

Helen Gordon suggests meeting early next week.

Director Pelletier will check in with Town Manager Boynton on his schedule.

Chair Harris asked Helen Gordon to go over the highlights of the Cost Estimate and talk about the matrix a little bit so everyone understands.

Helen Gordon explains the newer pieces on the Cost Estimate, which is after the bidding process. The Construction Services piece, is the piece that is the focus. The OPM is the Town's arm during construction admin and we provide the resident project rep. Wright-Pierce is responsible for their design and all reviews associated with that. There is a significant amount of work that Wright-Pierce has to do during the construction admin piece. The resident project rep is constantly in communication with Wright-Pierce's rep as well as the OPM. They are acting as a team as much as possible.

Chair Harris suggests putting together monthly unit prices based upon x amount of staff and other unit prices. Going back to the PFAS, worst case scenario, in today's dollars, what do you think the project would be to accommodate the PFAS from an equipment and process standpoint.

Jim Cray explains that he can certainly get an estimate together for the next meeting.

Helen Gordon also has some recent projects that they can use to put together pricing as well.

Chair Harris asked if there was an update on funding sources.

Helen Gordon explains that the town has received money from the COVID funding, the SRF, low interest loan, we don't know with regards to principal forgiveness, but the Town is on the SRF intended use plan. The state is well aware of the fact that costs keep going up. Whatever the cost of the project is, will be funded and will be eligible. Even though it may go over the initial project evaluation form that was put in to get you on the list, they will fund the project. The grant funding associated with PFAS removal, is for either interim treatment that needs to be put into place because communities are already over 20, or the actual PFAS removal equipment. The Town of Medway is not on a level that would put you high on that list. I'm tracking it every day.

Member Foresto explains that we also have the \$2.7 million that's been put into the house budget.

Dennis Crowley questioned the breakdown of the budget and asked about furnishings and supplies being listed. I was also looking at the Town's bond rating and as it relates to the Water rates, and for FY23 \$2.9 million for the water connection at Oakland into the new well. Is this being processed with another consultant?

Director Pelletier explains that project is with Haley & Ward and they are finishing up that design. We are going forward with that project and start it in FY23.

Dennis Crowley comments on the 18 months instead of 13 months on this project. If that is the case, that means the borrowing gets pushed out 5 months and that could be a potential savings of maybe \$400,000-\$500,000 in bond premiums. Would like to look into that to see how that will affect the rate schedule.

Vice-Chair Foresto suggests Dennis Crowley bring up his concerns with regards to the rates to the Water/Sewer Advisory Board.

Approval of Past Meeting Minutes

No meeting minutes available for approval.

The next meeting is scheduled for August 26, 2021 @ 7:00pm.

Member Kenney makes a motion to adjourn at 8:33pm Member Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.