

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



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

WATER FACILITY BUILDING COMMITTEE

APPROVED 06/24/21

June 10, 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 Schrader, Medway Resident & Member
Michael Callahan, Medway Resident & Member
David D'Amico, DPW Director
Barry Smith, Water/Sewer Superintendent
Helen Gordon, Environmental Partners
Chris Grillo, Environmental Partners
Rob Williamson, 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

Helen Gordon shares her screen and goes over the May Monthly Report. Environmental Partner's budget and schedule is right where it needs to be based on what we've done to date. Wright-Pierce's invoicing is up to date and fees are commiserate with tasks completed to date. Moving forward there will be a more detailed breakdown of Environmental Partner's & Wright-Pierces, contract dollar amount and where we are on the budget and will be attached to the Monthly Reports. We did submit the FEMA flood submission for a request to reassess the evaluation of the flood plain. We did get back comments with some additional significant information they are looking for. They are looking for a survey of the entire property. What we did for the survey for the project, was just the project location itself. That was all we needed for the design. To survey the entire property would be additional funds. Based on conversations with Chris and the layout we are proposing right now, I don't believe we need to change the FEMA number for this project. If the community wants to move ahead for the future, we can do that but I don't believe it's required for the current layout.

Rob Williamson explains that there is storm water management area in that flood zone and a small amount of the parking that can be adjusted.

Helen Gordon explains that is additional storage and not taking away. FEMA is going to require a complete survey and that wasn't included in the scope. That can be added and we are getting quote so the Committee is aware of the price.

Chair Harris asked if any of this is time sensitive.

Helen Gordon, we can keep going on the design with the survey. Will be sitting down with Chris Grill, Rob Williamson and Jim Cray to go over this. We are working on the Charles River Pollution Control (CRPCD) permit draft and needing additional information from Jim Cray and Rob Williamson and we do have a call into CRPCD and waiting to hear back from them. Based on the fact that you did a reduction in your infiltration and inflow and your sewer system and that we'll be able to pace the flow into the sewer and that the quantity will not impact your ability to discharge.

Chair Harris asked when that process gets finalized.

Chris Grillo explains they are waiting on a response and will follow up in the morning with CRPCD.

Helen Gordon, we are moving forward with the layout chosen that Wright-Pierce presented at our last meeting and they started the process equipment layouts and the site civil has started as well. The Draft Preliminary Design Report is progressing. The additional borings were completed and we are waiting for a final report on the geotech.

Rob Williamson stated that he did get some preliminary feedback today. The soils look favorable for re-use. They don't have the perfect bearing capacity that we would like to see, it may just require wider footings or thicker slabs. They got 6-8 borings in and the deepest one going to 50' and they never hit bedrock.

Helen Gordon the anticipation for the Preliminary Design Report is still on track for the week of June 20th and we will be looking through it and getting a final sometime for the end of June. We will have a formal cost estimate mid-July. The only other item that is outstanding that we need to make decisions on is the EJCDC, sent it to Michael Boyton, Town Manager and he was going to check with Town Counsel to see if they wanted anything added.

Rob Williamson shared his screen and brought up a current plan with ongoing updates. They have started addressing some of the comments that were made from 6/10/21 meeting.

Chair Harris asked about emergency power.

Rob Williamson shared a plan showing the location of the proposed generator location, furthest proximity from the residential homes.

Member Schrader asked about propane tanks.

Rob Williamson explains that the type of fuel hasn't been determined yet. The generator needs to be sized and that may drive what type of fuel can be used.

Superintendent Smith questioned the shared locker room and is that code.

Rob Williamson said that they did look into it and the locker space is preference of the Town.

Director D'Amico feels that there should be separate locker rooms for male & female and not a shared space.

Rob Williamson said they will review and revise that.

Helen Gordon spoke on recent projects that have been bid. Preparing a memorandum for the committee sharing the overview of the schedule and how the project is progressing and timeline from the beginning. We are on schedule to meet the October deadline for the SRF funding. In terms of construction costs, thought it would be helpful to provide some information on what we see with the Turner Index and over the last 5 years we've seen some significant increase in the cost of construction. We are starting to see the high 5% and almost 6% increase in cost slowing down. Showed bid results for the Medfield Project and Bidding Results as a comparison. That project is simply a green sand process building and a lavatory only.

Rob Williamson spoke about a recent project that Wright-Pierce bid. Two Treatment plants in Devens, MA. Those facilities are Iron and Manganese and PFAS removal. Those two were just process buildings with no garage or administration space. The engineers estimate for that was a little over \$12 million/piece. We had 4 bidders and they came in a couple hundred thousand under. We have to do file sub-bids and they were all over the road, some were lower and some were very high.

Director D'Amico suggests pricing per square foot on each building separately.

Chair Harris expresses his concern on the schedule and wants to go over that.

Helen Gordon shares the schedule and is going to revise the schedule now that we are in design, she will put together a Microsoft baseline schedule in more detail (ie. Permits, timeline). We are on schedule and where we intended to be at this time.

Chair Harris asked Rob Williamson about a more detailed schedule.

Rob Williamson explains that he will get with Helen Gordon and tie both schedules in together.

Director D'Amico suggests showing a few more milestones on the schedule.

Chair Harris asked for some sort of historical summary of the project.

Director D'Amico said he could get together a historical summary together.

Helen Gordon goes over funding. This project is SRF funded. Environmental Partners put in an estimate for the project. When the PER is submitted, the cost estimate goes in and they will know how much we

are anticipated the project to be. Once you submit for that, the trust will determine what the interest rate will be and whether you are eligible for 0% interest and whether you are eligible for principle forgiveness.

Chair Harris asked what the deliverables are required for that.

Helen Gordon explains that the PER is a large document and we have to get started on that. There is a lot of information that we will need to get from the Town. We also need to submit the plans and specifications as close to 80% as possible. Some items will be 100% and some will be less than that. Other available funding, there is the COVID Rescue funds that come through the state. The communities have been identified, the cities within Massachusetts have line item dollar amounts they are scheduled to get. Any community less than 50,000 additional funds will be distributed to them. There is Invest in America funding as well and we don't know how much that will be yet either.

Director D'Amico questioned Member Foresto availability of additional funds.

Member Foresto explains there is a 195 unit 40B apartment complex going in on Rt. 109 and part of the deal was they would contribute \$1 million towards the Water Treatment Facility.

Approval of Past Meeting Minutes

Member Kenney makes a motion to approve the meeting minutes from 3/13/21 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 4/22/21 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 June 24, 2021 @ 7:00pm.

Member Kenney makes a motion to adjourn at 8:22pm Member Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.