

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



Medway DPW Offices
Medway Middle School Door #9
45B Holliston Street
Medway, MA 02053
Telephone (508) 533-3275
Fax (508) 321-4985

TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

WATER FACILITY BUILDING COMMITTEE

APPROVED 8/25/22

November 4, 2021

In attendance via Zoom:

Tim Harris, Medway Resident & Chair
John Foresto, Select Board Member & Vice-Chair
Ted Kenney, Medway Resident & Member
Michael Schrader, Medway Resident & Member
Michael Callahan, Medway Resident & Member
Peter Pelletier, DPW Director
Sean Harrington, DPW Deputy Director
Barry Smith, Water/Sewer Superintendent
Helen Gordon, Environmental Partners
Gopika Prakash Chandran, Environmental Partners
Chris Grillo, 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.

Minutes are tabled for next meeting.

Project Update

Chris Grillo shares his screen and goes over the Monthly Report from November 2021. First item is Project Budget: Environmental Partners has expended approximately 60% of the Design Review Phase budget, which we feel is line with what we've completed to date. Wright-Pierce has expended approximately 25% of their Final Design budget. Preliminary Design budget is fully expended. Some design items that were completed in the last month include Environmental Partners followed up with the FEMA application; we've submitted the requests and information back in October and are waiting for an official approval from them and will keep everyone up-to-date. Wright-Pierce submitted the 50% design documents on 10/22/21 and everyone has been steadily reviewing those for the past couple weeks. We plan on compiling all those comments by the end of this week and we will have an internal workshop the beginning of next week with Peter Pelletier, Sean Harrington and Barry Smith and go through everything in detail. A quick update on the Men's & Women's area that has been modified and Wright-Pierce has updated the plan for that space per Town comment. It amounts to approximately \$100,000 more in construction costs.

Jim Cray explains that it added approximately 400 sf, because we had to widen the operations area to account for additional space in the 2 locker rooms. We can go over it in detail once we review the updated plan later on in this meeting.

Chris Grillo - another design item to review is the exterior façade material and Wright-Pierce provided a brief memorandum with some proposed materials, which we will show a little later in the meeting. A couple decisions that were made in the past month, the design scope for the remote well sites were refined based on a site visit that Wright-Pierce made and some input from the Town. Based on those changes, Wright-Pierce is requesting a small increase on their design budget, which is approximately \$9,000.00, and that includes a design credit for the Lagoon Design work that is not needed anymore. Major tasks for the next month include the 50% Design workshop next week, so we can finalize any comments, so that Wright-Pierce can incorporate all of that in the Design as they move forward. Another item this month is the Town's Select Board meeting presentation and other town permitting applications as well as pump testing at the Oakland Street well. With regards to some of the design items mentioned earlier, Wright-Pierce would like the Town to make some decisions, one on the exterior finishes and also the revised layout of the locker room area. On the schedule this month we will have the NOI and Site Plan Review submittals.

Jim Cray - all the town applications have been filled out and we should have something early next week.

Chris Grillo - there hasn't been any major changes to the schedule since last published on 9/23/21. Between now and the next meeting there will be updates made. We are still on target – we had 11/5/21 as the completion of the 50% Design Review.

Jim Cray the design workshop will be critical so we can move forward with the 50% Design, and we are starting the contractor pre-qualification process.

Tim Harris asked about the Tuesday workshop – asked who would be attending the meeting.

Jim Cray the team players will be Peter Pelletier, Sean Harrington, Barry Smith, Environmental Partners and Wright-Pierce.

Michael Schrader asked about the modifications to the locker room area – was it the Admin area that needed to move.

Jim Cray explains that it's in that building, re-apportioning the space.

John Foresto asked about the change in scope that was mentioned.

Jim Cray explains that they weren't originally planning on doing any major electrical upgrades at the Populatic Well site. This all stems from bringing gas into the site. Once you bring gas into the site, the propane had to be eliminated, which meant that the back-up generator at the Populatic Well would not be available. So, we had to back-feed the Populatic Well house from the new Treatment Plant. Once we start doing work in the Populatic Well house, we had to bring all the electrical up to code. That increased our scope of work at that well house significantly from an electrical stand point.

Tim Harris asked if that is the \$9,000.00 proposal that was referenced.

Jim Cray explains that after you incorporate the \$18,000.00 in from the lagoons that we aren't designing and removing scope from Oakland Street due to the imminent pump station upgrades, we decided that the existing wells will be re-used in the interim before they are upgraded as part of the next project. We have a pump test next week to make sure they can meet the lower head condition. The net change is \$9,000.00 for the electrical at Populatic Well. This does not include the Administrative area.

Helen Gordon talks about the Administrative area and the changes proposed. They are asking if what is before the Board represent what Peter Pelletier, Sean Harrington and Barry Smith were looking for. If so, should Wright-Pierce move forward with this portion of the design.

Tim Harris asked if someone could walk through the scope of the change so everyone is up to speed.

Chris Grillo brings both the old drawing up and the new proposed drawing with changes.

Jim Cray goes over the proposed changes associated with the Administrative area. We arranged the bathroom area to add an additional toilet in each of the locker rooms, we increased the locker space from 5 to 10. The other request was to add an entrance from the garage, which would allow the staff to enter without going through the Admin. area. We had to extend the building wall out 8' to the west, and that increased the locker rooms, the mechanical and breakroom stayed the same. The south portion, it added about 2' to the offices and another 2' to the electrical room. That added a total of about 415 square feet to the overall Operations area.

John Foresto understands the changes but asked when an approval from the Board is required.

Jim Cray explains that an approval is needed as soon as possible. We don't want to move forward until we know what is approved.

Tim Harris explains that this is something we will discuss this evening and give an answer in the morning. Was looking get a design cost.

Jim Cray doesn't have that cost, we estimated based on a square footage cost. The majority of the costs will be with the mechanical and plumbing, because those designs are really far along at this point. As far as a cost, by Tuesday at the latest, we will have something for the workshop.

Chris Grillo suggests our next discussion should be the proposed building siding material.

Jim Cray discussed alternative to the traditional masonry veneer corners with the architect.

Tim Harris asked if there are unit prices or square foot prices for the different options for the exterior.

Jim Cray does not have prices and will get that. Will also send links to each of the options for more information.

Tim Harris would like Jim Cray to talk about the products, talk about which is more expensive than the others, the longevity of each of the products and maintenance.

Jim Cray wasn't sure if there were more specific items you wanted to discuss on certain aspects of the design or specific questions.

Tim Harris thought that one of the items that were being presented tonight and asking for a decision on tonight was the exterior finishes.

Jim Cray gives detail on exterior of building.

Helen Gordon gives updates on funding and grants and additional funding submitting under SRF.

7:45pm Design Team leaves the meeting.

Building Committee discussed drawings and change in admin. area.

Ted Kenney motions to move forward with the amended design as presented tonight, for the operations space. Michael Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remove Zoom meeting.

Michael Callahan leaves the meeting.

Vice-Chair Foresto makes a motion to adjourn at 8:34pm Member Schrader seconds. The motion carries unanimously.