

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

January 20, 2022

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 Schrader, Medway Resident & Member  
Michael Callahan, Medway Resident & Member  
David D'Amico, Medway Resident & Member  
Peter Pelletier, DPW Director  
Sean Harrington, DPW Deputy Director  
Barry Smith, Water/Sewer Superintendent  
Helen Gordon, Environmental Partners  
Chris Grillo, Environmental Partners  
Gopika Prakash Chandran, Environmental Partners  
Rob Williamson, Wright-Pierce  
Jim Cray, Wright-Pierce  
Michael Boynton, Town Manager  
Dave Travalini, Medway Resident  
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.**

#### **Approval of past Meeting Minutes**

Minutes were tabled till next meeting.

## **Project Update**

Chris Grillo shares his screen and goes over the December Monthly Status Report. At this point, Environmental Partner's has expended about 75% of the design review phase budget and Wright-Pierce has expended about 65% of the final design phase budget to date. Major milestones achieved earlier this month, Wright-Pierce submitted the 90% Design Documents, including plans and specifications, as well as the draft DEP permit application. All of these documents are currently under review and the plan is to finish the review by the end of January. Another major milestone that we achieved this month with Wright-Pierce was the pre-qualification statement of qualifications and those were all received yesterday by all the potentially qualified contractors. We have sufficient number in all file sub-bid categories, at least 5 or 6 potential bidders in each category and Fire Protection is 4, which is normal for Fire Protection. Wright-Pierce will start the evaluation process over the next couple of weeks.

Jim Cray will share a list of all contractor's that submitted.

Chris Grillo explains that Wright-Pierce met with ConCom back in December and the MEPA submission is in progress. We should get some sort of notification on that short term. The planned tasks for the remaining of January, we need to finish up the progressed design to meet the 90% milestone and DEP application which will wrap up at the end of the month. The town permitting applications are on going.

Jim Cray, on the permitting front, we met with ConCom back in December, we asked for a continuance, we got comments back from TetraTec on the Stormwater Report. Meeting with them tomorrow and Bridget to coordinate with them before we finalize that. Met with the Planning & Economic Board last Tuesday and had the public meeting with quite a few residents in attendance. We are working this week to put together responses to their comments and plans to reflect their comments. With the intent to submit back to them for the 25<sup>th</sup> to get on the agenda for the 8<sup>th</sup>, which is their next meeting. We were supposed to meet with the Design Review Committee on January 3<sup>rd</sup> but they couldn't get a quorum. We met with them yesterday, so they are putting together a letter for the Planning & Economic Development Board. We updated some of the landscaping items. Peter Pelletier reached out and we are setting up a public meeting with the abutters for next week of the project to give them a little presentation of the landscaping to ease some of their concerns. Tomorrow we are meeting internally with Peter Pelletier and Environmental Partners to go over what will be presented.

Michael Boynton expresses his concerns and feels the presentation to the abutters needs to be specific to their concerns and very clear that this project will not negatively impact the residence.

Michael Schrader also suggests having answers with regards to possible noise from equipment at the project.

Jim Cray explains that all the HVAC units are inside the building. The only things going up through the roof are the vents, all fans and units are in the building. The generator will be outside, but it will have a sound enclosure and we are working on the specs now.

Rob Williamson talks about the vegetation and landscaping issues. We are really boxed in where the plant can go. We have to get as close to the front property line as we can. For construction purposes, we will need a fairly large swath for the equipment to get around. One of the items that our landscape company are looking at and are very concerned about, there is no question that we will be clearing a

huge area for the building. The stuff in front of the project along the roadway is of significant concern, they are tall, sparse and not in the greatest of shape pine trees. As a row of trees, they have decent spring, but as you begin separating that grove into small pieces, those trees become very susceptible for over topping. Whether we or not if any can be retained will be retained. Something will be replaced to screen the area, as good if not better than what is there now. Or intention is to leave as much as possible without it being a safety factor.

Tim Harris questioned the angle of the entrance and exit to try and avoid headlights shining directly into the abutters windows.

Michael Boynton suggested one way in and one way out. Would that impact operations based on the design.

Barry Smith believes that could work.

David Travalini questioned where or not the Committee had considered a solar canopy in the field that's in front of the existing building. Stephanie Carlisle, agent for the Sustainability and Energy Committee had mentioned that the costs are running kind of high but our committee would be willing to run a cost benefit analysis and when it would be paid off. We feel it's worked out well at the DPW Facility and feel it's a good time to look into solar.

John Foresto explains that the committee has had the discussion of solar for the project. We are currently waiting to find out if we will need to pursue the lagoons. Given that we are not going to have the lagoon, the cost we are running into for the plant currently just isn't feasible.

Rob Williamson explains that we did look at solar and with the equipment in the plant, there wouldn't be much of a payback. There is included in the design, roof top option for solar panels for the future.

Chris Grillo continues with the review. Wright-Pierce is currently coordinating with Peter Pelletier and KP Law to finalize front-end documents.

Tim Harris asked about the finalizing of documents with KP Law and the timeline of that.

Helen Gordon explains that we received an email last minute from KP Law stating that this is a Chapter 149 project, so we are good on that end with them. They refer to their preferences as AIA but this is a EJCDC project and that is what we will be using.

Rob Williamson explains that tomorrow we will go over their other comments and address them. There is time but it is at the top of the pile to satisfy their concerns and come to an agreement right away.

Tim Harris asked if we have a drop-dead date to focus on. The bid advertising and opening of bids with a date of 4/20/22, we feel it is really close to the Town Meeting date.

Jim Cray explains that we do need this time and we will have a 2-week buffer, which will be more than enough time for us to compile the numbers for Town Meeting.

Michael Boynton doesn't believe it's enough time for the Town. The warrant is finalized in the middle of April, Town Meeting is May 9<sup>th</sup>, we will have had made a presentation to the Select Board and the Finance Committee and another potential public discussion if need be, and we can't jam that into a one week period.

Rob Williamson suggests that they look at the timeline of the bid period for file-sub bids and GC bids.

Tim Harris asks that a modified timeline be submitted.

Michael Boynton feels that the absolute date for bid opening 4/7.

Rob Williamson explains that we don't need two weeks, we are pre-qualifying all the applicants. We will have the file sub bids several weeks prior and we could give you who we think the low bidder in a couple of days. Suggests putting this out to bid prior to all town approvals.

Tim Harris asked to get a revised timeline in the next couple days.

Rob Williamson confirmed that they will have a revised timeline forwarded next week.

Tim Harris asked about the bid advertisement and what where are we going to be with respect to estimated costs.

Jim Cray says we will have the final cost estimate next week, by the 27<sup>th</sup> if not earlier. Once we get that we will send that out.

Helen Gordon feels there should be a quick review once the cost estimate comes in.

Chris Grillo continues with the review. With regards to the schedule in tonight's Progress Report, after tonight's discussion, this will need to be updated.

Tim Harris asked to take a closer look at the Budget. With regards to the Construction Administration, we should really look to get that finalized by the end of February.

Michael Boynton explains that Helen Gordon and I need to get together and present it to the Select Board for approval.

Helen Gordon explains that once the bids come in the Construction Cost spreadsheet will be updated.

Jim Cray explains that with regards to the Administration, we need to finalize what furnishings are going to be included in part of this contract and what is going to be paid outside of the contract.

Michael Boynton feels that most of the furnishings will most likely be out of contract and purchased by the Town.

Chris Grillo moves to the schedule and the most important stuff is the bidding stage and there will be an update made with changes discussed at tonight's meeting.

John Foresto asked Helen Gordon if there were any updates on the infrastructure side for federal or state funding.

Helen Gordon explains with regards to the infrastructure funding from the federal government, they've appropriated about 1.2 billion to Massachusetts. It's all going through the SRF loan program. The state has decided to put 49% of that towards principal forgiveness on loans and 51% on loan interest loans. 0% interest will come on the clear water end if you have nutrient removal project, and on the PFAS end of things and Environmental Justice and Climate Resiliencies. Standard percentages have been and continue to run around 2%.

John Foresto asked Helen Gordon to let the Town know when we have to make a decision if we are going to go SRF or fund the project ourselves.

Michael Boynton will get together with Carol Pratt, Town Accountant, and I believe we can come up with that answer soon. The topic will be what's the regular market interest rate we can pick up.

Helen Gordon explains that the infrastructure bill for Massachusetts will be funneled through the SRF program. You have to be borrowing from the SRF program, it will be principal forgiveness on the loan from the SRF program. Once we get the intended use plan, then we can have a conversation directly with the trust to see if you would be eligible for anything.

**Next Meeting was scheduled for 2/3/22 @ 7:00pm.**

**Member Kenney makes a motion to adjourn at 8:21pm Member Schrader seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.**