

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 26, 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
Michael Callahan, Medway Resident & Member
Pete Pelletier, DPW Director
Sean Harrington, DPW Deputy Director
Barry Smith, Water/Sewer Superintendent
David D'Amico, Medway Resident
Helen Gordon, Environmental Partners
Chris Grillo, Environmental Partners
Alysa Longo, Environmental Partners
Rob Williamson, Wright-Pierce
Michael Boynton, Town Manager
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 reviews the current project schedule with noted changes. At the last meeting, we were focusing on line items to be added that included interim meetings required prior to the November Town Meeting. I have the Town Manager giving an update to the Select Board in September on 9/13/21, but we could push that to October if needed. Then there will be a 10-minute presentation at the November Town Meeting. We did speak about, after Town Meeting between November and prior to putting together the Article together for the Spring Town meeting on 5/9/21. At that time, we will have bids in hand from the apparent low bidder and cost for construction. We will still have the OPCC (Opinion of Probable Construction Cost), which will continue to be refined as we go as we get a better handle on construction material and costs. Before we go to Town Meeting, you will have a number that you can

put into the Warrant Article. Between September and January, a meeting should be set with the Finance Committee.

Vice-Chair Foresto explains that the Finance Committee is a very important part of this project. I feel they should be brought in earlier than later to bring them up to speed to what's happened with this project over the last 6 months at their September meeting. Feels Michael Callahan would want to be there representing the Water & Sewer Advisory Board.

Helen Gordon will add the items that Vice-Chair Foresto has mentioned to the current schedule.

Town Manager Boynton feels that a one-page outline showing the project should be created including an elevation and site plan. Ever body in the town has a vested interest in the water quality. There will be people that stand up and ask what if we don't do this project. We need to have an answer for that. A pre-design Q&A needs to be put together to have it on the table at the Fall Town Meeting.

Chair Harris suggested outlining a high level schedule with the Design Components, Bidding Award, Town Meeting milestone and rough construction.

Rob Williamson encourages that the Committee and Town members pool together questions derived around town will assist Environmental Partners and Wright-Pierce put together a brief presentation.

Member Callahan doesn't feel there will be much push back for the project.

Town Manager Boynton feels we need to get a site plan application before the Planning Board around the 1st of October.

Helen Gordon explains there is a meeting on Monday night with the Design Review Committee to have some initial conversation for the project.

Vice-Chair Foresto feels that one of the questions will be is this a Net Zero building.

Helen Gordon explains that the roof will be solar ready for the future. We aren't including solar in the initial project, and it would need to be a separate submission to SRF. Physically, we can put the panels on the roof, but what about the system into the electrical system.

Rob Williamson explains that the electrical portion would be an added cost. It is difficult to get an accurate cost due to the solar constantly changing. We did talk about where that material could be placed early on.

David D'Amico good numbers to try and obtain in general how much power will we obtain and how much would we save in solar.

Chair Harris asked if we have any data yet from the new DPW facility to use towards a case study.

David D'Amico suggested speaking with Stephanie Carlisle, who is the Compliance Coordinator for the town.

Member Callahan had to leave the meeting.

Chair Harris asked if there was anything on the meeting needing anything to assist in moving forward with the schedule.

Town Manager Boynton suggests that there be a little bit more time in between meetings. Feels that every other week for meetings is not allowing the project to move forward.

Vice-Chair Foresto agrees with Town Manager Boynton.

Chair Harris feels once a month would be a good idea at this point.

Town Manager Boynton feels a weekly discussion with the DPW and myself regarding the project and should there need to be a meeting, a meeting can be scheduled with 48 hours.

Helen Gordon suggests moving forward, what I would like to do for the time, what I've been doing with other OPM projects, but have a weekly standing ½ hour meeting where either Rob Williamson, Jim Cray and or Chris Grillo will have a conversation with Peter Pelletier, Sean Harrington and Barry Smith keeping them up to speed and answering any intermediate questions we need. That will keep it flowing.

Helen Gordon goes over the budget. There is some information needed from the Town for the Well Upgrades.

Director Pelletier leaves the meeting.

Helen Gordon explains that we spoke about the FEMA flood plain and Chris Grillo had a conversation with Bridge Graziano, Conservation Agent, and she is requesting that we do submit for the request for re-establishment based on the survey results.

Chris Grillo explains that this submission is in the long term benefit of the town to get this done. Environmental Partner's survey sub needs to prepare a meets and bounds plan with description and we have to resubmit to FEMA. We had submitted an extension request, so we have some time to get that complete.

Helen Gordon explains a recent Amendment that was submitted for Environmental Partner's contract for \$1,650.00 for their survey sub Meryl to complete the work.

Chair Harris explains that we don't have a quorum to approve the Amendment.

Chris Grill explains that the extension gives us until October 19th, but feels this be closed out sooner than later.

Vice-Chair Foresto suggests setting up a meeting for this item only.

Chair Harris asked to have a meeting set up for Wednesday, September 1st @ 7:00pm to discuss and vote on this Amendment for the additional cost.

Helen Gordon explains that the pending Amendment for the Construction Admin piece and the Record Drawings for Wright-Pierce. That doesn't have to be moved on right away, but it's in the packet and available for review. As we get the information on the Well Upgrades, we will enter that information. The other request, that isn't on the Agenda, in the packet that was forwarded, there is information regarding the PFAS and what the potential liability is.

Chair Harris asked Town Manager Boynton before he leaves the meeting about the available land right on the Charles River. Would there be any plans to make those areas publically accessible for picnic area or fishing?

Town Manager Boynton feels that the cost will be an issue, and another issue is that we are talking about the public water supply and will need to limit access through that property, we will need to keep an eye on that.

Town Manager Boynton leaves the meeting.

Chris Grillo goes over the conceptional level PFAS Cost Estimate as requested at the last Water Facility Building Committee meeting. We looked at equipment and installation costs from recent projects that Environmental Partners has worked on as well as Wright-Pierce. We put together an equipment cost and an installation cost and added a 20% contingencies due to this being a high level preliminary stage of design and added a 15% fee for engineering services, looking at this as a separate project. Looking at a total project cost of approximately \$2 million.

Chair Harris asked if this cost includes today's pricing with COVID and the 40% escalation on the equipment.

Chris Grillo explains it does include those costs and our best information available today, but 6 months from now these numbers may not be accurate at all.

Vice-Chair Foresto suggests to also have the cost of the PFAS space that is already included in the New Water Facility Building.

Helen Gordon confirms that the Committee would like to take the PFAS Cost Estimate and include the added building cost addition that's already been included in our current design. What is the value of that?

Rob Williamson explains that a number can be put on that easily.

Approval of Past Meeting Minutes

No meeting minutes available for approval.

The next meeting is scheduled for September 1, 2021 @ 7:00pm.

Meeting adjourned at 8:05pm.