

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 3 / 4 / 21

February 18, 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:

John Foresto, Selectmen & Vice-Chair
Ted Kenney, Medway Resident & Member
Michael Callahan, Medway Resident & Member
Peter Pelletier, DPW Deputy Director
Barry Smith, Water & Sewer Superintendent
Paul Millet, Environmental Partners
Michael Boynton, Medway Town Manager
Jill Karakeian, DPW Program Administrator and Recording Secretary

Vice-Chairman Foresto called the meeting to order @ 7:05pm roll call and asked all attending members to state their name and position.

Minutes from 1/21/21, 1/28/21 and 2/9/21 meetings were tabled for further review.

Designer Selection discussion

Town Manager Boynton goes over the negotiation meeting that had taken place with the selected Design Team, Wright-Pierce on Wednesday, February 17, 2021 at Sanford Hall at Town Hall. Deputy Director Pelletier started the conversation off with some general issues and worries that we might have with the Architect. We expressed that we want them to be diligent as to how they manage the Architect's performance during this project. As we found out during the DPW Garage construction, he is extremely competent and very capable and at times, he gets into challenges with both the OPM and the contractor. This situation is different as Wright-Pierce has the lead. They got the message that we have concerns but it can be managed.

Town Manager Boynton asked Deputy Director Pelletier if he was comfortable with the outcome of the meeting yesterday and he was.

Town Manager Boynton explains that we then went into a Q&A on several points that Wright-Pierce had and asked Paul Millet to expand on those issues.

Town Manager Boynton explains that we really didn't talk money but did express his that the range that they originally gave, based on several questions that needed to be answered, we were more started in the lower end working down.

Paul Millet explains that we did have a really good meeting yesterday. In summary, they presented a draft scope of work, they need to have some answers to some critical questions. One of the main topics were PFAS treatment, how are we going to handle it, it's not going to go away, it's a real cost issues, a real treatment issue and a real regulatory issues. We don't want to design the building without that option. I reminded Wright-Pierce that in their proposal and interview, they had a sketch showing a shed roof on the back of the building of what the PFAS addition may look like and they will include that in their scope. The take home from yesterday's meeting that they will refine their scope, they had about 10 questions, most technical. Another question was how do we dispose of backwash water, how much can go to the sewer, looking at maximizing onsite storage and exploring that in more detail. Questions about the building, questions about solar, I mentioned the roof can be made solar ready without breaking the bank. We did get through a lot of their important questions and they do have enough information to get back and refine their scope and come up with a real number. They said they should have that by the middle of next week. We are getting close and their questions were reasonable. Regarding money and fee, we need to see what the scope is then we can then comment on how reasonable it is. The PFAS is an important issue.

Town Manager Boynton mentioned that the communications tower that was originally mentioned has been taken off the table for now. The issue with the PFAS was a very in-depth conversation for quite a while. I think the general fear that we have is that, the addition aspect of it, it might be a \$300,000 (just throwing a # out there) upcharge as part of the project to set the building space large enough to accommodate the PFAS equipment should we need that down the road, if we don't do that, then it is 1.3 million the day you walk away. Wright-Pierce having the right answers were impressive because they talked a lot about needing coordination with the 3 wells that will be part of this treatment facility and that is very important. Under normal circumstances, when we need to work with the scada system, Haley & Ward knows that system inside and out and they have always been the go to team out on the wells. My big worry, if there is something we need to do on the wells and in terms of the pumping capacity and scada system to be able to have the treatment facility work at optimum efficiency and to make sure that we comply with all warranty issues down the line and we need Wright-Pierce to do that, then Wright-Pierce should do that. No dis-respect to Haley & Ward but I don't need people pointing fingers after it's done and then Wright-Pierce says we didn't have any roll in doing the well site pumps, so you can't hold us responsible for treatment facility not working properly. Whatever we need from Wright-Pierce to make sure that the satellite sites work properly and in conjunction with the facility, we should do that. Wright-Pierce asked what the piping capacity leaving Populatic Street to get back to the rest of the distribution system. Intuitively, we've got each of the wells pumping into the distribution system. We are changing all that doing raw water lines out to the Populatic Street site, we need to have sufficient piping – are we in good shape, do we need to do anything?

Superintendent Smith explains that there is a 16" stub at Walker and Village Street that comes up to Canal Street that will go to the new location. I need to confirm if that's the feed or the discharge – I

need to look at the plans to double check. We have been talking with Greg Eldridge through email and hoping Deputy Director Pelletier could talk more on that.

Deputy Director Pelletier confirms that we have a 16" finish water line and a 12" raw water line going up Walker Street. It was sized assuming that we were maximizing flow out of all 3 wells for our permit, so we should be good.

Paul Millett explains the key is coordination and cooperation and people acting professionally.

Superintendent Smith feels that we do have the hydraulic model and will look further.

Paul Millett speaks about zero net energy and energy efficiency. It will be as efficient as it can be. We are going to make the roof solar ready, but there is a big cost factor to going overboard on energy efficiency, but the building code requirements right now are very strict that they require higher efficiency for a lot of building systems, pumps and electrical devices. The building will include some modest green features but will not be a zero net energy. There was another question from Wright-Pierce as to who approves the building type. Who has the final say? We did agree to have a meeting of the important people in town, planning board, zoning board and all the committee members and departments and try to have coordination early on so we are not designing the building multiple times.

Town Manager Boynton talks about money and borrowing. Based on what Carol Pratt found, we are looking between .5% and 2%, depending on where we qualify. I would be surprised if there was a 0% hanging out there for us. We are definitely going to have to watch the stimulus piece, but it is going to be very tight in terms of timing. With regards to doing it town wise, we can borrow 1.9%, like the last project and there are no restrictions as to what we can do with it. You start dealing with the SRF program, you start borrowing against it or paying bills against it, then you are audited by the state and find out some items are rejected and you end up going out and borrowing locally at the end of the day anyway. We will definitely keep an eye on any federal money that would be available for us as well.

Vice-Chair Forest asked Paul Millett what the next mile stone would be.

Paul Millett signing the contract, then the 25% of the preliminary design report by Wright-Pierce, which would probably take about 2-3 months, which will be the foundation of the whole project. I'm thinking a monthly meeting would be best to go over where we are at.

Town Manager Boynton suggests showing the contract to the Committee prior to putting it before the Board of Selectmen for execution.

Town Manager Boynton asked Paul Millett if he was comfortable with the numbers that Wright-Pierce had given.

Paul Millett feels that it was premature to give a number because of the clarification of the scope that happened yesterday. We are in the ball park, but we need to see a breakdown now that they have answers to all the questions they had. We should have a scope next week. We should have a contract in hand in a couple of weeks.

Town Manager Boynton explains that Town Counsel will need to give their blessing then before the Board of Selectmen on March 15th.

Vice-Chair Foresto suggests meeting on March 4, 2021 at 7:00 pm and asked Jill to set up the meeting.

Member Callahan makes a motion to adjourn at 7:30pm Member Kenney seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.