

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 7/8/21

May 13, 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 Callahan, Medway Resident & Member
Michael Schrader, Medway Resident & Member
David D'Amico, DPW Director
Peter Pelletier, DPW Deputy Director
Barry Smith, Water/Sewer Superintendent
Helen Gordon, Environmental Partners
Michael Boynton, Town of Medway Town Manager
Rob Williamson, Wright-Pierce
Jim Cray, Wright-Pierce
Ron Williams, Wright-Pierce
Lucas Anthony, Wright-Pierce
Jill Karakeian, DPW Program Administrator and Recording Secretary

Chair Harris called the meeting to order @ 7:03pm roll call and asked all attending members to state their name and position.

Project Update

Helen Gordon explains that prior to the meeting, concept layouts were provided for a workshop meeting with the department, David D'Amico, DPW Director, Peter Pelletier, DPW Deputy Director and Barry Smith, Water/Sewer Superintendent and talked about the various concepts. We coalesced the comments, pros and cons of each and Wright-Pierce has created a basic summary layout that brings together those various layouts that were previously reviewed. The goal for tonight is to get to an agreement of the general layout and location of the buildings. Not necessarily the interior layout, but the footprint of the building and location on the site, then we can move forward with the basis of design report.

Rob Williamson, Wright-Pierce, we would like to focus on this one layout and get every one's feedback. The interior, we will show you the potential of adding PFAS equipment. We did not have time to move some of the interior rooms around as previously discussed. The layout of what we are going to show you is influenced by the architectural aspects and site constraints.

Jim Cray, Wright-Pierce, shares his screen to show the proposed building layout and location on the site. The biggest challenge on the site was the site constraints, a setback of 35' that has to be maintained from the front on Populatic Street, Charles River in the back, there is a river front area, FEMA flood zone boundary. We are trying to provide good access for deliveries and maintenance coming into the site and condense it as well to not take as much space. We want to keep some vegetation along the street as well.

Chair Harris asked what was driving the 35' setback.

Jim Cray, Wright-Pierce explained it was a Zoning requirement.

Member Schrader questioned the design vehicle for the loading area.

Lucas Anthony, we used a WB62 to circulate through the site. It is possible a WB67 might deliver but there is quite a bit of conservative nature in the software to allow that.

Member Schrader asks if there would be anything that would need to be back end loaded in.

Rob Williamson explains that the liquid deliveries, we are thinking along the side of the process building on the east, a chemical fill station, so they will get around back and run hoses. There are two likely chemicals that will be dry. No loading docks, Barry didn't feel that was necessary. Feels a pallet jack could take care of the needs.

Chair Harris question typically what is the largest truck that is expected to come into the facility.

Superintendent Smith explains that sometimes we have a 53' box truck, but most of our deliveries come in a smaller truck because we don't have the room to turn around. Most of the deliveries will be in tanker form, except for fluoride and poly or phosphate.

Lucas Anthony says that we could definitely extend the parking area. We have run a semi-truck on the modeling software and the software is conservative and we feel comfortable that a truck can make it around the corner.

Chair Harris expresses his concerns on installing bollards on the corners of the building to protect the building.

Lucas Anthony agrees and explains that all the details aren't included in the current drawings. The current plans is much more compact, it has a lot less pavement, and really benefits how large the storm water treatment will be.

Member Schrader asked about spill containment for the loading areas of chemicals.

Rob Williamson explains that it's a fill box mounted on the wall then below that there is a troth that drains into a small tank inside. Suggest the Town have a policy in place for chemical deliveries.

Chair Harris questioned how much land will be removed.

Lucas Anthony explains that the site is pretty flat, which will help keep the property mostly at existing grade. There will be a lot of at grade doors and we don't expect major cut and fills.

Jim Cray brings up a detail of the floor spaces in the buildings. Some of the room sizes can be adjusted. Explains where the filters will be located and shows space for potential PFAS filters.

Member Schrader asked what the plan was if we don't need PFAS.

Rob Williamson explains that's what will be discussed at tonight's meeting. Do you want the added space for the potential PFAS and if so and PFAS is not needed then there will be additional storage space.

Chair Harris asked if there was going to be any confined space concerns.

Ron Williams confined space will be limited to tank space. With regards to the interior layouts of the buildings, office/employee space building, treatment building and garage/maintenance building. Each building has different ceiling height requirements. We've developed each of the buildings currently enough so that we feel that we can meet space requirements. The spaces can be manipulated in each of the buildings. We are working on making everything level throughout the facility to be able to move easily and accessible with no steps. This building will also be sprinkled per the State Requirements.

Superintendent Smith mentions adding a janitorial closet/room for cleaning area with a sink for floor cleaning ability.

Director D'Amico feels that our next discussion that we need to have is the initial cost. The market is horrible currently.

Rob Williamson feels that in the construction industry right now, prices are going crazy. We are all hopeful because of where we are, we are a year away from this project and hoping it will settle down. If we were to build this today, it would be very expensive. It is a little early to precisely define what the value is going to be.

Chair Harris expresses that the ultimate goal tonight was to look at this from a general foot print and layout and with regards to the cost, things will definitely change over the next few months.

Town Manager Boynton explains in his opinion that we are building a facility that should last the town 50 years. I believe this building is a very functional and frugal layout. This past week during our meeting we spoke about that the anticipation is that once this new facility is operational, the existing buildings would be demolished. There are some equipment/materials that the water department will need on an ongoing basis. Thinking we could do something similar like we did at the old DPW building, canopy outside storage, for items that don't need to be stored inside.

Chair Harris agrees and definitely something we should look at.

Rob Williamson adds that if we can make a decision on the layout, on our schedule, we have our Geotechnical Sub-Contractor scheduled to mobilize on Monday, 5/24/21.

Helen Gordon explains that you will regularly test for PFAS and if and when your PFAS numbers increase. If the numbers start going about 10 and closer to 20 PPT, then there will have to be some piloting. Part of the reason both Wright-Pierce and I agree on the recommendation on waiting to install any type of equipment, not only the warranty piece, this is a moving target and it keeps moving every day and the industry is improving things. Maybe down the road, the vessels could be smaller, different resin could be used that lasts longer. Very difficult to say how long it will take before it is required.

Member Callahan is just concerned and he doesn't want us to caught flat footed, if and when it is required.

Member Schrader motions to proceed with the site detail as presented on the plans detailed Concept 2B Plan at tonight's meeting, Member Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.

Chair Harris asked in general, from a schedule standpoint, how are we looking.

Jim Cray believes mid-June was the Basis of Design Report deliverable date, which would include the preliminary layouts and architectural layouts and then the design criteria.

Chair Harris feels that the schedule needs to be part of the meetings moving forward to make sure we are on schedule to make sure we are tracking and to make sure we are giving everyone what they need.

Helen Gordon explains that the plan is to deliver the PDR in October. We did get approval from the SRF loan, so we know the Town qualifies for that. We will be going to town meeting in November for the appropriation associated with the construction and the goal is to bid in January.

Chair Harris wants to really keep an eye on the cost, now that we have the site layout nailed down, looking at it from an estimated standpoint.

Helen Gordon states that we will have a cost estimate when we do the PDR in October, we've got 30/60/90 and in June we should have a good handle on a cost estimate after we receive the PDR. We will track the schedule and will continue to do that monthly.

Rob Williamson would like to send some of their staff down to the DPW Facility in the next week or two to talk to the staff so they can point out the good the bad, what they like and what they don't like.

Helen Gordon talks about the current Treatment Facility that bid in Medfield. The low bid on the project was 8.3 million and the high bid was 9.6 million. The engineers OPCC was 9.2 million. That was only a 4500sf facility, bare bones, a toilet and mechanical process equipment in a prefab steel building. It does reflect the high prices we are seeing. The good news is that we did have 4 bids for the project. A project of this size in Medway, we are hoping to see a minimum of 4 bids. We probably at a minimum will see 3-1/2% and might even see 6-1/2% on inflation. With the copper and concrete prices are going way up. We are going to keep up on that and refining the cost estimate. We got the funding from Mass DEP, which is around \$11.4, at the time when it was submitted in 2020, that's what we were looking at for

estimates. The AirPA Grant relief funds are out, most are revolved around health as it relates to COVID, but it does have included in it now, the water/sewer and storm water infrastructure. I recommend we look into what it would take to submit for a grant to get some additional funding for this project. We have a project that we are in the middle of designing. We've had a plan all along, now with COVID and the pandemic, we are seeing incredible increases in construction costs and the cost of the project is going to get a lot higher than initially anticipated. At a minimum, trying to look for that Delta increase due to impacts of COVID pandemic, since we are already on the SRF.

Chair Harris feels it makes sense to go after everything we can to help with the project costs.

Helen Gordon explains that we do have funding of \$11.47million from the State. When we submit the PER, we will submit to them the inflation cost that we are seeing for the project to the State. Most likely we will get funding on that, but if you can get some grant funding money instead of loans, even better. The only other point, FEMA needs to make a determination on the flood plain by June 15th, we will know by then if they accept that change. We've also been talking about meeting with the Fire Department, Planning and ConCom.

Rob Williamson feels as soon as possible a meeting with all parties is best to keep it moving. I know the Fire Department will have some input on proper access in and around the site.

Town Manager Boynton asked Deputy Director Pelletier to contact the Planning & Economic Development office to get a pre-development team meeting scheduled. This will include the Building Department, Fire Department, DPW, Conservation Commission, Planning & Economic Development to cover all the basis.

The next meeting is scheduled for May 27, 2021 @ 7:00pm.

Member Kenney makes a motion to adjourn at 8:40pm Member Callahan seconds. The motion carries unanimously. A roll call vote was taken due to the nature of the remote Zoom meeting.