

Town of Millis

Police & Fire Station Project

MONTHLY PROGRESS REPORT

Report No. 5

OCTOBER, 2015



MILLIS POLICE STATION
19416.01
03/2015

PERSPECTIVE VIEW



Prepared by:

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Owner's Project Manager

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Executive Summary – Project Overview:

- The construction continued to be delayed until recently receiving DEP approval on October 13th. to proceed with the remediation. A Construction Change Directive was approved by the BOS on October 29th. to allow the preliminary phases of the work to begin. That included setting up truck wash, modifying perimeter fence barriers, clean & demobilize the idle equipment and dig additional exploratory test pits. That work started Oct. 28th. and will be quickly followed by the removal & disposal of the contaminated materials.
- The remediation operation will be performed by a licensed Abatement Contractor under the daily monitoring by both our Asbestos and our Environmental consultants.
- During the period of delay, the team worked to refine the costs associated with the contamination clean-up & remediation, and made several presentations to the BOS on the matter.
- The team also evaluated a second disposal option to possibly bury the contamination on-site in a lined & capped area. After careful consideration of all the costs, required permits and potential risks, the team concluded the disposal “off-site” option was the most advantageous.
- The final figure presented to the BOS to perform the clean-up and associated costs of the delay, is \$1,248,089. It is anticipated the BOS will place this request on the Town Meeting warrant for a Nov 2nd vote.
- CDR Maguire replaced Project Architect Kevin Witzell with Sean Flanigan who was introduced to the project team on October 5th, and to the PBC on October 6th.
- At the request of the PBC, the PM has obtained proposals from Geotechnical professionals to perform a review of, and issue an opinion on the information contained in the boring and test pit logs.
- The Town Administrator & PM negotiated a compromise where by JOPA Realty will credit the Town costs associated with top-coating the northerly portion of paving on Police site which will then be performed by our CM at a later date after all activities that could impact the new paving are completed.
- The PM issued a second press release on October 28th. (attached) through the Board of Selectmen’s office summarizing the upcoming remediation activities. The PM also met personally at the request of some neighbors to answer their questions.

Issues or Concerns:

- Should approval for the additional funding for the clean-up not be granted, the clean-up still must be undertaken at this time. Therefore, the other phases of the project could be effected.
- The delays associated with this clean-up have pushed many activities into winter months. Temporary weather barriers, temporary heat and other cold weather precautions will need to be implemented at an additional cost to the project. These costs have been factored into the funding request and carried as “allowances”.
- Another impact created by the delay results in the Fire Station work shifting to winter months thereby necessitating temporary weather protection for the Fire Apparatus stored outside during renovations. These costs have been factored into the overall costs in the funding request and carried as “allowances.”

Schedule Status:

- The Baseline Construction Schedule reflects a July 1st, 2015 start with completion of the Police Station by July 25, 2016, followed by the Fire Station with a July 26, 2016 start and completion by Jan. 13, 2107. These completion dates are being evaluated by the team with a new “revised schedule” to be issued by the CM soon.
- The duration associated with the clean-up is approximately one month. After which, the concrete formwork can begin, some 2 ½ months beyond the scheduled date.
- The “Look Ahead” schedule reflects an approx. 10-day duration for removal of known asbestos contaminated soils under the monitoring of Axiom and their industrial hygienist, followed by remediation of the petroleum contaminated soils which will be monitored by Sovereign’s LSP. It is hoped that construction activities will resume before Thanksgiving.

Budget Status:

- The GMP is \$7,482,584
- Several Time & Material tasks initiated by CCD’s have been performed.
- The amount being requested for clean-up is \$1,248,089

Highlights of Construction Activities:

- With the suspension of work due to contamination, no construction activities occurred this period.

Manpower Summary:

Project on hold – no activities

October 28, 2015

The Police Station Project has obtained the necessary approvals from DEP to begin the abatement of the site's contaminated soils. The first steps, recently authorized by the Board of Selectmen, include setting up a perimeter barrier for the work zone, construction of a truck wash, decontaminate and remove the equipment on site, and prepare for the loading and disposal of the contaminated soils.

It is expected that all this will be completed by October 30th, and then followed by the disposal operations. All abatement work will be confined to the fenced-in area currently in place and will be appropriately secured with notices posted.

The approved abatement plan calls for all incoming trucks to be lined and brought into the designated loading area where they will be filled with the contaminated soils. Stockpiles are first moistened to a level stipulated by the Town's Asbestos consultant, and then loaded into trucks. After loading is completed, the truck sequence to the truck wash area where the load is sealed and the trucks washed.

Water used for washing is collected and filtered and is allowed to be re-used to moisten additional contaminated soil stockpiles.

It is expected that 4-5 trucks per day will cycle through the site with a total duration of approximately ten (10) days. Only one waiting empty truck will be allowed to park on Auburn Road, and will be off the travel lane. If additional empty trucks arrive, they will temporarily park at Richardson Pond parking area.

The perimeter of the site will have continuous air quality monitoring performed by the Town's Asbestos Consultant during all the work.

This routine will continue until the Asbestos Consultant declares the site "clean" and DEP can perform their final inspection and allow the regular construction activities to commence.

Any questions or concerns can be directed to:

Brian Main
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617-902-8455 (cell)

PHOTOS



STATE of the PROJECT as of 10-28-15



TRUCK WASH AREA 10-29-15



DECON of EQUIPMENT 10-29-15



TRUCK PREP & LINER 10-29-15



LOADING CONTAMINATED MATERIALS 10-30-15



SEALING LOAD & TRUCK WASHING 10-30-15

