



Town of Nantucket Capital Program Committee

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Members: Stephen Welch (Chair), Jill Vieth (vice chair), Richard Hussey (Secretary), Jason Bridges, Kristie Ferrantella, Pete Kaizer, Christy Kickham

MINUTES

Thursday, September 9, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 10:04 a.m. and Announcements made.

Staff: Richard Sears, Assistant Director Finance
 Attending Members: Welch, Vieth, Hussey, Kaizer, Kickham
 Absent Members: Bridges, Ferrantella
 Late arrival: Kickham
 Department Reps: Diane O'Neil, Nantucket Public Schools; Dick Webb, SMRT; Mark Willett, Manager Wannacomet Water Company; Chris Roberts, Our Island Home Administrator
 Documents used: FY2023 Capital Improvement Plan (CIP) Requests; PowerPoint Campus-wide improvements.

Agenda:

Motion **Motion to Adopt the agenda.** (made by: Hussey) (seconded)
 Roll-call Vote Carried 4-0//Hussey, Vieth, Kaizer, and Welch-aye

I. PUBLIC COMMENTS

None

II. APPROVE MINUTES

1. None

III. REVIEW OF SCHOOL CAMPUS-WIDE IMPROVEMENT PLAN

Discussion **O'Neil** – We're back because we opened the bids for tennis only and the low bid was \$1.7m. The dollars increased.
Webb – We updated the numbers. Our bids failed, and the Campus-Wide Improvement Committee is proposing to package the Backus improvements with other design improvements. This amends the total cost to \$17.5m. The design didn't fail, this is funding and packaging to bundle the work.
O'Neil – We had expected to have tennis underway by now. She is hopeful to have a solid number before this goes to Town Meeting. The \$16.4m is an all-in number to include design, project oversight, engineering, etc. not just construction.
Welch – The document should be made public and available on the Town website.
Vieth – Asked if they have an alternative of breaking it up into smaller pieces. Construction costs will continue to rise.
Webb – We're trying to package the entire project to gain efficiency in things like mobilization. We tried to break the project up into smaller bits but had a limited number of bidders; the feedback was that the size and scope of the project were disproportionate to the general conditions and mobilization costs.
Vieth – There are few people who can build tennis courts.
Webb – When we originally bid baseball and tennis together, the tennis company was a sub-contractor. When we separated tennis out, we didn't get competitive bids for a company come out to the island.

Kickham – Asked if they have considered annual maintenance costs and if there is a way to determine a service plan for the courts and track.

O’Neil – All equipment to maintain the fields and tracks are included in the price and our staff will be trained in how to maintain the fields, track, and courts. The baseball field will be natural grass. There will be less cost due to not needing sod and fertilizer for maintaining grass fields.

Webb – Synthetic turf fields are comparatively lower maintenance than natural grass fields.

Welch – The costs are astronomical but are a sign of the time and our isolation.

IV. FY2022 CAPITAL REQUESTS & OUT-YEAR DISCUSSION

1. Wannacomet Water Company (WWC)

Discussion **Willett** – Our plan was to do Washington Street in conjunction with work on the corner at Francis Street; with that widening on hold, that is now on hold. We are working with PFAS group and applied for grant money to run water mains out to Monohansett. Our capital for the future will be based upon where PFAS samplings are taken and PFAS found. We anticipate finding PFAS at the Surfside Wastewater Treatment Plan (WWTP), so will have to run water mains down South Shore road and through those roads out there; same with the Landfill. The Delta fields are on a well in a PFAS hot spot; we need to get water service out to that concession stand.

Kaizer – Confirmed PFAS samples are high enough around the WWTP and Landfill.

Willett – Those areas are going to be tested but historically WWTPs test high. We know sludge from WWTP is carried to the Landfill and we’ll probably find it there. Wherever we find it, we will have to extend water mains. Massachusetts Department of Environmental Protection (MaDEP) has expanded the testing area around the Airport; those results should be back soon. We never intended to run water to Okorwaw and Pochick but we could end up having to do that. The \$2.5m was to take care of getting it up Okorwaw, Nobadeer Way; if we have to run mains down every road west of the Airport, we’re looking at potentially \$7.7m. CZM is finalizing our application for grant money; funding for PFAS is increasing.

Kaizer – Asked the testing timeline for WWTP and the Landfill.

Willett – This fall, early winter. WWTP is first but that could change with what they on Nobadeer Avenue. It’s unknown where we will be going; it will stand off the PFAS testing for the next 4 or 5 years. 20 parts per trillion are the limit; not all homes are at that limit right now.

Sears – The RORI says \$2.5m is potentially to be used for PFAS-related work; he will make changes to the RORI based upon this conversation.

Willett – He will keep Finance up to date on what he hears from testing.

Kickham – Asked if the medium priority projects are replacing any high-priority projects.

Willett – No; we’ve taken care of the worse situations; now everything is pretty much a medium priority.

Vieth – Asked when they will have information necessary to prioritize neighborhoods. Noted that her well on Okorwaw tested clear of PFAS.

Willett – There are homes up the street from Ms. Vieth that tested well above the limit. Based off the MaDEP results, this could happen Fall 2022. It takes at least 6 to 7 months to survey the area and get the plans together then have an engineer review the plans.

Welch – Asked if MaDEP threshold is more stringent or less than Federal.

Willett – Massachusetts is the most stringent in the country. If any combination of the 6 compounds is over 20 parts, that is a positive; Federal has 70 parts. We are one of 6 states with a maximum capacity level (MCL). Most of our testing area is facing the Massachusetts limit: high 15 to 18; when you get above 10, the State wants confirmatory samples to monitor the situation.

Welch – Has questions on modeling, cost, and planning. Asked how long after testing will they do modeling on costs.

Willett – We’ve already started doing that. The shovel ready number for west of the airport is \$7.7m, which has already been submitted to the State. We’re working on a hydraulic model for

controlled daily pumping average including the areas west of the Airport. We will have to do that for every area moving forward.

Welch – Asked when they will need to start modeling the lower-priority maintenance or is this work likely to put off any lower-priority maintenance to the point those costs will escalate.

Willett – He’s hoping we will be able to continue to do operational maintenance; that depends on how much we would have to borrow to take care of the PFAS issue.

Welch – This sounds to be a far-reaching, extraordinarily expensive issue across departments – DPW, Sewer, and possibly Natural Resources. He hopes there’s an omnibus approach to earmarking funds based upon departmental modeling; we might be able to approach it as a single category of projects regardless of department.

Vieth – When you bring water to customers, they don’t have to tie in; confirmed that is correct.

Willett – Yes.

Welch – It would be nice for Mr. Willett to document out year priority projects.

2. Our Island Home (OIH)

Discussion **Roberts** – The big project is FY2023 \$6.5m for design and OPM of the new facility; the FY2024 \$70m is to start work. The generator is at the end of its life; asking \$145,000 for a new generator and shed that could be moved to the new facility.

Hussey – On the \$5m authorized for annual override to the budget, confirmed none of that can be used for capital, just operational.

Sears – That is correct. He’s attached the Select Board OIH presentation into the request.

Vieth – Asked what defines Operational expense versus Capital.

Sears – Capital is defined anything in excess of \$50,000; installation is covered by the capital request. Maintenance is covered under operation.

Kickham – Asked how they are sizing a generator with a building they don’t have.

Roberts – The generator we’re looking at is over what is needed for the current building.

Kickham – Asked about the construction timeframe and if this generator would run until the new building is complete.

Roberts – This would run the current building until everyone is moved into the new building.

Kaizer – Asked if there is a commitment to build at Sherburne Commons.

Roberts – That’s what’s being proposed as far as Town approval; that’s what the Select Board thinks is the best route.

Kaizer – Asked how much has been appropriated in the past for these feasibility studies.

Sears – Roughly \$1m; \$700,000 has been expended.

Vieth – There is a design for building at the current location.

Welch – He’d like some details on the respective costs and timeline with respect to where the new building is going; we would want additional cost information based upon location.

Sears – The Select Board contemplating Sherburne Commons is paired with moving the Senior Center to the current OIH building.

Kickham – Think back years, OIH used to run in a deficit of about \$3m a year; asked if that is still the case.

Sears – That’s what the operational override is for.

Kickham – He worries about replacing override funds for projects which are critical to the Island.

Welch – This is a subsidy arrangement that runs from operation into capital. Regarding the generator and shed, asked the nature and size of the shed, if it can be moved like the generator.

Roberts – It might be difficult to move the shed around it; we hope to have a larger shed to allow for storage space. There are fiberglass or metal housings that could go over the generator and be moved it. The current generator is housed in a shed with about 8X6 storage.

Vieth – Asked if they have to enclose the generator; you must have a slab.

Roberts – We might need a new slab, but that can be definitely answered when we start taking with a company.

Kickham – Asked if the generator is going where the current one is located, or would it be placed to work with a new building.

Roberts – I don't have a clear picture of where the new building will be, so it will go where the current generator is located.

Kickham – Next year's appropriation is lofty considering we don't know where the project will end up.

Sears – The \$6.5m reflects the 12% we use on the design phase of all projects.

Welch – It would help to have some type of temporal aspect to planning and costs how they relate to one another. Money related to the OPM won't be spent until the project is decided to be viable.

Sears – He feels the direction from the Select Board is clear that they want to do this and do it at Sherburne Commons. This is good to discuss with Town Manager since it plays into the Senior Center.

Welch – A little information goes a long way.

V. RORI REVIEW, RESOLVE OUTSTANDING ISSUES

- Discussion
- Welch** – Noted that he and Ms. Vieth need to get together to go through the RORI process.
- Sears** – Every RORI he has advanced is viewable; schools and Airport are not. Status column is programmatically filled.
- Welch** – They should be able to provide a report on who has and has not reviewed a RORI.
- Kickham** – He tried to update his password; he wasn't allowed to do that and couldn't get in.
- Sears** – He can get the developer to reset the password.

VI. OTHER BUSINESS

1. Green Sheet/Committee Reports
 - a. None
2. Good of the Order
 - a. Kickham – He made it out to “fairex” last week. He took photos, which he'll send to Mr. Sears.
3. Date of the next meeting
 - a. Thursday, September 16, 2021 at 10:00 a.m.

Adjournment:

- Motion **Motion to adjourn at 11:31 am.** (made by: Kaizer) (seconded)
- Roll-call Vote Carried 5-0//Kaizer, Hussey, Viethy, Kickham, and Welch-aye

Submitted by:

Terry L. Norton