

**Wellesley Advisory Committee  
Juliani Room, Town Hall  
January 17, 2018, 7:00 PM**

Those present from the Advisory Committee included Rose Mary Donahue, Tom Fitzgibbons, Mary Gard, Mike Hluchyj, Mark Kaplan, Don McCauley, Paul Merry, Lina Musayev, Betsy Roberti, Tom Skelly, Ria Stolle, and Andrea Ward.

Mike Hluchyj called the meeting to order at 7:00 p.m.

**7:00 p.m. Citizen Speak**

There was no one present for Citizen Speak.

**7:00 p.m. Board of Health FY19 Budget**

Shepard Cohen, Chair, Board of Health; Marcia Testa Simonson, Vice Chair, Board of Health; Lloyd Tarlin, Secretary, Board of Health; and Leonard Izzo, Director, Health Department, were present.

Advisory Committee member Don McCauley recused himself for the Board of Health presentation.

Marcia Testa Simonson presented.

Begin with update: a little bit of confusion about basis of FY18 budget, specifically the inclusion of \$10,000 for fringe benefits last year

- Board had assumed that \$10,000 fringe benefit charge last year for the new Environmental Health Specialist (EHS) position was a one-time charge and so took a line out of Housing Authority social services/mental health contract to cover that
- Board had assumed that lost line item would come back to them this year; however, that is not how it works
- Department essentially lost social services worker in Wellesley Housing Authority/Barton Road so will ask for that back

FY19 Budget Increase

- \$70,996 (9.3% increase over FY18)
- Bulk of increase in FY19 budget (4% of the 9.3%, or \$30,813) is adding the extra 2 quarters of the new EHS position for FY19, since position was only funded for 2 quarters in FY18
- Increases in on-call per diem staff account for 2.6% of the 9.3% increase (\$19,507)
  - Social services worker per diem: 5 hrs/week increase (\$7,495)
  - Food safety/environmental health inspection per diem: 7 hrs/week increase (\$12,012)
- Clerical assistant is an extra 4 hrs/week (\$3,370, or 0.5% of the 9.3% increase)
  - Phasing in paid secretary to replace retiring 97-year old volunteer secretary
- Restoring social worker services for Housing Authority residents: 7 hrs/week (\$10,000, or 1.3% of the 9.3% increase)
- 2% Merit Raises (\$6,947, or 0.9% of the 9.3% increase)

Justification for Requested 9.3% Budget Increase

*Environmental Health*

- In addition to fully funding the newly-hired EHS, the Board needs to restore at least 7 hours of the per diem environmental health and safety pool to bring the total to at least 14 hours per week

- Number of EHS “work units” exceeds EHS workforce capacity
  - 1 full-time EHS should handle 300 work units annually, and for food safety, no more than 125 establishments and 250 inspections
  - 14 per diem hours equals 146 work units
  - Wellesley had over 1,200 work units in FY17

There was a comment expressing understanding of the request to fully fund the new full-time EHS position. Last year, Annual Town Meeting (ATM) heard about the need for the new position and funded it for half the year, so the Board is hiring that person now and looking to fund the position for the full year in FY19 going forward. But the question that jumps out is, that’s another 35 hours/week of EHS services, so why not eliminate the per diem person, or why not at the very least stick to the 7 per diem hours/week you have now: The Board had to give up a lot last year during budget process; probably only getting an additional 14 hours this year from the new full-time position b/c of what we gave up in per diem hours from FY17. There was a follow-question that when Advisory asked in the past, are you able to get the work done even with limited resources, the answer was “yes,” and since you’re going to get a tremendous increase from this extra 35 hours, why not absorb this into your work process and see what you need going forward: Maybe we can do it right now, but look what’s coming down the line—Share Table program in the schools, 900 Worcester, Smith & Wollensky; afraid of what’s going to happen when all these new projects come on board.

There was a question/comment that if every department came in and calculated work units they had and demands made on their time, we’d be looking at huge increases in personnel and expenses that we just don’t have the budget for. Some of the questions you’re getting are in context of that; for example, with social services, what other resources are available to our residents in addition to what you’re providing – employers, homeowners’ insurance, health insurance, Council on Aging (COA) social services, Schools social services: Services are similar in that they are all social services; not redundant in that they are different populations; we deal with adults 18-60 (not seniors) who are poor/vulnerable/underserved and don’t necessarily have insurance, etc. Relatively small number of hours for a growing population in need; for years, we have kept budget limited, understanding Town budget; that has caught up with us; mistake on our part; obligation to provide services to the community.

There was a follow-up question as to whether the Board’s annual report gives quantitative data on number of individuals served: Yes; 60-70% are Housing Authority folks; mostly what social worker does is to provide referrals (food stamps, Women Infants & Children (WIC) program, etc.). There are some things we can’t choose not to do; trying to bring in more revenues.

Inspectional revenues for FY17 increased to approximately \$80,000 (15.4% increase over five years); 100% increase in total inspections (food, plan reviews, new construction, tobacco, pool) over three years. Meals tax revenues are also increasing; that provides additional funds to Town but also causes more inspections.

There was a comment that Advisory understands this part, and Board is getting the full-time EHS person to help with this, so perhaps focus on the other increases, like the need for the social worker and the clerk.

### *Social Services*

There was a question about the social services increase, in that the position is currently funded at 19 hrs/week, so wouldn’t the additional 5 hrs/week put the person over 20 hours per week and trigger benefits: No, it’s a pool; no one is allowed to work more than 20 hrs/week in the pool. There was a follow-up question as to how the Town knows that won’t happen: We are working with Finance to stipulate the maximum hours of the positions in the pools; should not be a risk with the per diem pools. There was a follow-up comment that FTEs creeping up is a big concern of this Committee. There was a further comment regarding the collaborative approach the Recreation Department has demonstrated with

regard to other departments and program offerings (e.g., Library and COA); urge Board of Health to talk with COA and Schools in terms of needed social services: With the \$10,000 addition that just came up the other day, we're actually asking for 30 hours per week for social services.

There was a question whether the net requested increase in social services hours is 11 hours, not 5: Yes.

The Department does collaborate/work with other departments in Town. The under-60 population isn't covered by COA social worker, and if they don't have children in Schools, won't get help there. COA and the Schools are probably our closest connections. During school break or summertime, we are picking up cases of School social worker.

There was a question as to whether this work is state-mandated: They are "essential services," mandated in the sense that the state delegates downward to the local health agencies. There was a follow-up question as to whether there is any effort to try to get the state to provide money along with the mandate: We have a full-time lawyer/lobbyist at state association of public health boards.

There was a question as to whether the Board can put any numbers on growth in population it serves: Since we created outreach worker position, we find we are addressing cases that simply weren't being addressed before; not necessarily increase in number of people but rather in the number of referrals. In addition, the population does change continually. The Wellesley Housing Authority has a lot of resident turnover; when a family comes in they often have no connections to medical care or support; that is usually how we end up with those cases. We don't know what will happen with all these 40B projects coming online.

There was a comment/question that a lot of other departments have tightened their belts quite a bit, and even though the 9.3% requested increase doesn't represent a large volume of dollars, the percentage increase sticks out like a sore thumb, so is there any way you can get it down closer to guideline: From initial budget submission in December, we already eliminated an increase in mental health contract line and eliminated some hours in social worker and environmental health lines. We were 12.2% increase initially last year (FY18 budget) and we lowered that down to 3.2%; we ate our budget last year to fund new EHS position. For years we have been tightening our belts; but we just can't do that any more and still meet our obligations to our residents. We are already doing things cleverly, in terms of using per diems, as opposed to full-time employees with benefits.

#### *What's New in FY18 & Going Forward*

- Food Recovery and Share Table programs in the Schools
- Tolles Parsons Center
- New restaurant plan reviews and permits
- 900 Worcester Street athletic facilities
- Increase in renovations vs. demolitions
- New 40B projects
- Marijuana laws and health impact consequences
- Mental health, addiction, physical abuse living conditions, pediatric social services prevention and support programs
- Body art/tanning establishments
- Sun Life new cafeteria
- Mobile food and single-event issue permits and inspections
- Babson and Wellesley Colleges
- Tenacre Country Day School
- Summer camps
- Septic

- Well applications
- Demolition inspections
- Housing and nuisance complaints
- Rodent activity
- Body art applicants
- Vaping establishments
- Plastic bag ban
- Gas leaks
- New state sanitary codes

There was a question as to whether there is an opportunity to build our costs into the fees: We have to go to the state and ask for permission to increase fees, as we are at maximum for many of them. There was a follow-up question that to some extent it would be helpful to know the hours and additional work involved for some of these programs (e.g., the Food Recovery and Share Table programs): It wasn't very long ago that we had two full-time EHS people before Linden Street area development and the demolition delay bylaw.

There was a question/comment on the effect of the new marijuana laws and the opportunity to use that to increase fees: We have increased our fees in different areas every year; this has been a recurring concern of the Advisory Committee.

There was a comment by the Advisory Chair summarizing where things stand right now. The Board will go over guidelines by funding the second half of the new EHS position; that was understood and decided a year ago. The issues are (1) the additional per diem hours for environmental health and safety given the new full-time EHS and (2) the additional social services hours, in that the anecdotal evidence isn't supported by objective facts about how delivery of services is being impacted. As mentioned, the budget increase sticks out like a sore thumb. While \$30,000 of the \$70,000 requested increase is for the second half of the EHS position and \$6,000 is for merit increases, more than \$30,000 is at issue. The Town needs a balanced budget; we don't like spikes in budgets; you're not being "smooth" right now. The Advisory voting process is different this year. In prior years, Advisory would vote on Article 8 (omnibus budget) all at once. The new process is, if any department is over guidelines, adds FTEs or uses capital for expenses, Advisory will have a separate ("supportive/unsupportive") vote for that department's budget that will appear in the Advisory Report: The Board welcomes that; it's really a 5% increase each year spread over two years; next year we foresee being within guidelines. We are in fact behind (in terms of service delivery); we are under water; not getting any better over next few months. We've been making do by Director doing environmental health work and doing work at home; trying to get back to where we were 20 years ago.

**7:55 p.m. Natural Resources Commission FY19 Budget**

Advisory Committee member Don McCauley re-joined the Advisory Committee meeting.

Raina McManus, Chair, Natural Resources Commission (NRC); Regina LaRocque, Vice Chair, NRC; and Brandon Schmitt, Director, NRC, were present.

Raina McManus presented an overview of the NRC.

NRC Overview

- Duties are codified under state law
  - Conservation commission
  - Park commission

- Tree warden
- Forestry & pest control
- Town forest committee
- NRC Mission: To provide stewardship of, education about and advocacy for the Town of Wellesley’s park, conservation, recreation and open space system so that the full value of the Town’s natural assets can be passed on to future generations.
- NRC organizational structure
  - 5 elected commissioners with staggered three-year terms
    - NRC in turn appoints the Wetlands Protection Committee and the Trails Committee
  - 3 full-time staff (Director, Wetlands Administrator, Secretary)
  - 1 part-time staff (Education and Outreach Coordinator)

#### FY18 Projects

- Programs
  - Gas leaks forum
    - Partnered with Board of Selectman and Sustainable Wellesley
    - Over 180 residents attended
  - “Landscapes for Living” event
    - Partnered with Board of Health, Recreation, DPW, Library, and Sustainable Wellesley
    - Over 150 residents attended
  - “Bright Ideas” outdoor lighting workshop
    - Coincided with Municipal Light Plant streetlight pilot and resident survey
- Actions
  - Independent gas leaks mapping
  - Expanded organic integrated pest management policy
    - All Town lands now being managed without use of harmful chemicals
- Waste reduction
  - Plastic bag ban now townwide
  - Recycling and Disposal Facility food composting pilot
- Active and passive recreation
  - New trail through Hunnewell Field to formally connect Fuller Brook Park between Rice Street and State Street: very well-used
  - Driveway and parking at Centennial Reservation
  - Beach improvements at Morses Pond; worked with Recreation and DPW
  - New bathrooms/team rooms and upgrades at Hunnewell track and field

#### FY18 Capital Projects Funded through Community Preservation Act

- Design plans for North 40 vernal pool boardwalk
- World War I Memorial Grove restoration
- Small weed harvester
- Mobile phosphorous inactivation system

#### Ongoing Projects and Initiatives

“Grow Green Wellesley” – encourage eco-friendly landscaping; events will take place throughout the year, including “pollinator garden” at Wellesley Police Station and workshops

#### Education

- Huge part of NRC mission

- Stephanie Hawkinson, Education and Outreach Coordinator, has worked with Schools to develop outdoor elementary classroom unit and Morses Pond shore erosion study unit
- WHS Evolutions class worked on historic “Station Oak” tree

#### Fostering Stewardship

- First town-wide “camp out” at Boulder Brook Reservation (over 100 participants)
- Encourage proper disposal of Christmas trees
- Encourage “bring your own bag”
- Work with student service organizations (e.g., Brownies)

Brandon Schmitt presented on current projects and the proposed FY19 budget.

#### Morses Pond Restoration

- Work with DPW, Recreation, and Ken Wagner (Town Pond Manager) to provide favorable conditions for boating, swimming, fishing, and wildlife habitat
- While water quality is better than it ever has been, additional work is required to combat invasive weeds
  - Aging unreliable large harvester compounded problem
  - Biggest problem is fertilizer use in nearby residential properties

#### Fuller Brook Restoration Project

- Four-year, \$5 million construction phase is now complete and project has been transferred to Town management from contractor
- Guidelines established by Fuller Brook Park Coordinating Committee
- Train and utilize citizen volunteers

#### Tree Planting Program

- 134 trees were planted last year (67 were trees on private property)
- Wellesley is the longest running “Tree City” in the Northeast
- Department of Public Works (DPW) crews have incredible tree survival rate; higher than industry standards

#### FY19 Projects

- Morses Pond Shore Erosion Remediation
  - Protect water from contaminated runoff
  - Protect trees, habitat and recreational areas
  - Provide safe access to water
- Town Forest Stewardship and Bird Habitat Plan
  - 130 acres at eastern end of Town
  - Protect town’s water wells and wildlife habitat
  - Provide passive recreation
  - 10-year plan funded by state grant
- Boardwalk at the North 40 vernal pool
  - Formal design and construction
  - Enhance and protect resource area
  - \$50,000 appropriation from Community Preservation Committee (CPC) pending ATM approval
- Duck Pond Bridge Restoration
  - Assessment engineering and permitting
  - Bring bridge into ADA compliance

- Restore historic and recreational features
- Maintain public safety
- \$38,500 appropriation from CPC pending ATM approval
- There will be a future request for construction funds
- Gas leak detection device
  - Avoid planting new trees near harmful gas leaks
  - Collect data to link tree deaths to gas leaks
  - \$2,500 appropriation from CPC pending ATM approval
- Fish ramp in Fuller Brook
  - Help fish traverse change in grade
  - Educational and recreational
  - \$5,000 appropriation from CPC pending ATM approval
- The NRC is very thankful to residents and the CPC for their support of open space and recreation in Wellesley
  - \$96,000 in capital projects being funded by CPC, pending 2018 ATM approval

#### NRC FY19 Capital Budget

- \$99,000 total tax impact
- Public tree replacement/protection \$50,000 (recurring item)
- Parking sidewalk path/parking lot repairs \$15,000
- Trail system improvements \$10,000
- Fuller Brook invasive species management \$20,000
- Encroachment boundary markers \$2,500
- Hunnewell Field porous pavement maintenance \$1,500

There was a question as to whether these items are all the same amounts as in FY18: Increase of \$10,000 in tree replacement program to cover portion of Town Forest Plan recommendations; Trails Committee has asked for additional funds; encroachment went down.

There was a question as to why the maintenance of the porous parking lot is included in NRC budget (as opposed to DPW): Ecologically sensitive permitting so in NRC budget; probably was originally an initiative of NRC. There was a follow-up comment that Advisory should be alert to the fact that porous parking lots have additional maintenance costs.

#### Morses Pond FY19 Capital Budget

- \$40,000 total
- Shoreline and pond improvements \$35,000
- Regional education development and survey \$5,000

#### FY19 Operating Budget

- Total request is \$233,447 (increase of 2.26% from FY18; under guidelines)
- 90% of budget request is personal services (\$211,447) to pay for three full-time and one part-time employee

#### Morses Pond FY19 Operating Budget

- \$143,250 (increase of 1.06% from FY18)
- Consists entirely of expenses: pond manager, weed harvesting operation, phosphorous inactivation system

There was a question whether the money that the Recreation Department spends on Morses Pond is reflected here, and whether there is a single Morses Pond operating budget: No, Recreation has their own testing that they need to do that is not reflected here. We are getting closer to having a single document but don't have that yet. There was a follow-up question as to whether the pond manager (Ken Wagner) is a contractor, not an employee: Yes, he is a contractor.

There was a question about the "conferences" line item in the NRC operating budget quadrupling: In addition to having a new wetlands administrator who did not come from a wetlands background (landscaping background) and requires additional training, the secretary in the department has taken on additional responsibilities that benefit from additional training.

There was a question as to whether the items requested in the capital budget that are being funded by CPC are entirely covered by CPA funds, with no tax impact: Yes. There was a follow-up question as to whether CPC is looking for a 50% departmental match: No, these are the full requests and they will be funded entirely by CPC. Last year the CPC did partially fund the small weed harvester.

There was a question as to when the large weed harvester would be replaced: It's in the capital budget for FY2022 (\$250,000). There was a follow-up question as to how often the large weed harvester is used: When it's functioning, it's in use every day for 8 hours a day. There was a further question as to whether the weeds in Morses Pond are the same type as the weeds in Lake Waban, and whether there is an opportunity to share a large harvester with Wellesley College: The harvesters are abused from being out on the water. Have looked into options like contracting out the service, but it doesn't save a lot of money.

There was a question as to the budget for trails: Trails Committee typically has a capital budget request of \$5,000, but has a \$10,000 request for FY19 and FY20. There was a follow-up question that some organizations that support trails might be able to help work on them (e.g., Appalachian Mountain Club): Trails Committee itself (largely one person) does almost all the maintenance work. The items in capital budget are for the materials to build new trails where there weren't any (buying dust, maphouses, etc.). Primary "ask" for next year is to work on area next to State Street Pond. We do work with volunteer organizations like Boy Scouts, etc.

There was a question whether enforcement of the tree bylaw, which has been something of a stepchild, could fall within NRC capabilities/expertise/mission, assuming sufficient resources were available to NRC: Definitely.

**8:35 p.m. Permanent Building Committee and School Committee re: Middle School Piping Project**

Melissa Martin, Secretary, School Committee; Michael D'Ortenzio, Jr., Chair, School Committee; David Lussier, Superintendent, Wellesley Public Schools; Matt King, Chair, Permanent Building Committee (PBC); Joe McDonough, Facilities Director, Facilities Management Department (FMD); and Steve Gagosian, Design and Construction Manager, FMD, were present.

Melissa Martin introduced the project. This is a project that the School Committee considers absolutely vital and has voted to support. Considered mandatory, non-optional; requirement that steam piping system function adequately in terms of keeping building heated for the children. Joe McDonough's department has done tremendous job putting mitigation measures in place to keep system functioning.

Joe McDonough presented on project background and details.

Background and History

- 2006-08 Middle School renovation project

- Significant scope reductions (approximately \$12 million) were made to reduce budget
- Steam piping and other HVAC items deleted
- Engineers estimated in 2004 that 20-30 years remaining life for piping based on ultrasonic testing, with 2024-2034 tentative replacement
- 2012 SMMA conditions assessment on all buildings except High School – School Facilities Master Plan (SFMP) came out of that
- Significant needs at Middle School
  - 2014 study by SMMA
  - Six potential projects considered
    - HVAC upgrades (areas excluded from 2006-2008 reno)
      - Gyms A&B, Auditorium & Kitchen
    - *Heating distribution piping replacement*
    - Science lab waste treatment
    - *Steam to hot water boiler replacement*
    - Classroom cabinetry and door replacement
    - Exterior masonry façade repairs
  - 2014 study recommended replacing *selected* piping within 10 years (2024)
    - Cost of \$880,000 (FY18 dollars)
  - 2014 boiler replacement evaluation
    - Convert entire building to hot water
    - Replace three 8-year old steam boilers
    - Determined not to be economically feasible at \$6.3 million (FY18 dollars)
- FMD budgeted for the 2024 piping replacement (\$880,000, FY18 dollars)
- Two major steam leaks after 2014 SMMA report
  - Easter Sunday 2015: Leak below locker room
  - December 2016: Heat lost for most of day
  - Either leak could have forced school cancellation
- Project timetables revised due to urgency
- FY18 funding requested for study

#### Existing Conditions Investigation

- Engaged R.D. Kimball to do this study
- 99% of the work for this project will be done in dirt crawl space, where steam pipes and condensate return pipes are located
  - Crawl space varies in height from 3.5 feet to 9 feet
  - Work for this project is on the *condensate return pipes*
- 3 steam boilers and 2 heat exchangers
- 8,000 linear feet (1.5 miles) of condensate piping

There was a comment that it is hard to picture there being 8,000 linear feet of piping: Horizontal piping; bundled; runs in different directions throughout a 228,000-square foot building. There was a further question as to whether the steam pipes will remain: Yes, testing showed those pipes are okay. There was a follow-up question as to whether that was the same testing that showed the condensate pipes would last until 2024: We did more testing to determine condition of steam pipes.

- Consultant's scope of work
  - Looked at work order system as well as interviews, documents, drawings, prior studies
  - Visual inspection of pipes and crawl space
  - Ultrasonic testing in 100 locations
  - Cut samples of pipes

There was a question as to the remaining life of the vertical piping: At least 25 years.

- Heat exchangers
  - Serve 1957 South admin wing and 1966 North and South classroom wings
  - Located in an area off the boiler room
  - Typically have 25-year service life; these are 50+ years old
  - Will replace with high efficiency boilers

Condensate piping and heat exchangers determined to be the two really deficient areas; both are past service life.

#### Interim Measures

- Goal is to minimize risk of school cancellation
- FMD replaced all 11 isolation valves in spring/summer 2017
  - Will limit extent of shutdown area
- Heat exchangers
  - Repair facility available for 24-48 hour turnaround
  - System adjustments: dampers and night setbacks
  - Temporary heating vendor

#### Recommended Improvements and Modifications

- Replace condensate piping
- Instead of replacing two heat exchangers, will install new high-efficiency boilers
  - Huge efficiency difference – 95% vs. 68%
  - New location closer to actual load
  - Eliminates pumping 2,175 linear feet (1/2 mile) of hot water piping
  - Extends life of existing steam boilers
  - Eight year payback (without MassSave incentives)

Matt King presented on project costs and the request for design funds.

Here tonight with request for design funds. We very rarely present construction cost estimates when coming out of feasibility; we are doing so tonight because there is such a defined scope for this project. Caution, however, that bottom line of \$4.2 million for construction is based on our current understanding. As we move through design, we will refine that understanding.

#### Design Funding Request

##### *Consultant and OPM: Design and Bidding Phase*

- Engineering and Other Professional Services \$274,500
  - Design and Bidding Assistance \$235,000
  - Presentations \$4,500
  - Cost Estimates \$25,000
  - Reimbursable Expenses \$10,000
- Other Professional Services \$56,000
  - OPM Design Services \$50,000
    - Active discussion with FMD; depends what else is on their plate
  - Legal \$1,000
  - Commissioning \$5,000
- Other General Supplies & Services \$11,500

- Print, BidDocs, Bld Risk, Sub Exchg, etc. \$10,000
- Fire Services \$1,500
- 15% Contingency \$49,575
- TOTAL = \$391,575

There was a question whether we are doing further investigation on conditions/piping: Yes, as design team moves through building and creates specific plan and observes as many conditions as possible, if they do run across items that they view as suspect, we can do ultrasound, etc. There was a follow-up question as to whether we are concerned about finding asbestos or other items: All asbestos in the building believed to have been abated during the 2006-08 project; we even abated the dirt in the crawl space at that time.

There was a question as to who does commissioning, is it a third party: Yes.

There was a question why, given all the schematics and sections that have been done already, the cost estimates are \$25,000: Those are required; don't want to rely on design team's best guess; want to see how you are getting behind brick wall, how you are going to extract pipe, how you are going to rebuild brick wall, etc. Good way to have a check on your process as you move through design development; see if any costs stick out as too high and warrant re-thinking. It is also required for "filed sub-bids."

#### Project Schedule

- Fall/Winter 2017: Review with Town boards
- Spring 2018 ATM: Design/bidding funds approved
- Spring 2019 ATM: Construction funds approved
- May 2019: Construction notice to proceed
- June-August 2019: On-site construction (summer)
- Sep 2019 to June 2020: On-site construction (second shift)
- June-August 2020: On-site construction (if needed)
- Sep 2020 to Aug 2021: One-year warranty period; we want to get through a good heating season to make sure everything is working

Looking at 15-month construction schedule. School Administration willing to accommodate us for second shift.

School Committee has approved project; FMD presented to PBC on 12/14; Board of Selectmen recently approved.

There was a question as to whether there is space for the new boilers: They are not really that big; probably six feet long by four feet high by thirty inches wide. It's what we're using in other buildings; FMD team has trained on it and is used to it.

There was a question as to what sort of venting permitting is required with installing multiple boilers throughout the building: We've already routed out where the venting would go for the two locations – one on the Calvin Street side and one on the other side, in the courtyard. You have to keep it away from classroom windows. There was a follow-up question whether the project will require new fuel lines in crawl spaces: No, but we might tap into an existing gas line that is closer to that side of building.

There was a comment/question expressing concern about doing the condensate return pipes at this time but not the steam pipes. The Advisory member would like a better feel of what would be involved to do all the pipes at once, given that there is some history with the Middle School of taking a "pennywise" approach that left the Town with much larger bills down the road. Perhaps, the Advisory member stated,

there are other countervailing considerations (scheduling, length of work, etc.), but we need to understand if there are benefits to doing a “once into the basement” approach and being out of there for the next 40 years. The Advisory member wants to be sure we are being prudent; if 5 years after we do the return pipes the steam pipes go, the Town will be facing serious questions: FMD is coming back to Advisory in a few weeks to talk about the “Middle School Study.” That will answer a lot of these questions; involves all projects FMD sees as taking place at the Middle School in the foreseeable future. The return pipes project is the most urgent one. If we do all the projects in the next several years, we’ll have a 25-year building, like Fiske and Schofield (High School is a 50-year building). We’d be spending \$70/square foot vs. \$600-\$700/square foot for a new school. There was a follow-up question that it’s not really about getting a new school; it’s that we don’t want to spend \$5 million for return pipes and then have to spend \$8 million for steam pipes five years later if we could have done them all together for \$10 million.

There was a follow-up question about the distribution pumps (listed in presentation as being “past service life”): They will be coming out along with the heat exchangers.

The PBC Chair noted that it is difficult to “walk away” from arguably 25 years of remaining life for 4,000 feet of steam pipes. Perhaps there will be some instances during the project where we say, “we’re in this chase and we’re never getting back in, so do it now.” However, you can’t analyze every linear foot. If they’re projecting 25 years remaining life, even if it ends up to be 15 years, that is still a very compelling argument that we can live with it. There was a follow-up comment that it’s not just the costs of the materials, it’s the cost of getting everyone in there, doing the space; perhaps will save on labor to make up for the life expectancy you’re giving up.

There was a question whether, knowing that the project won’t be starting until June 2019, there is any risk that the interim measures might not work: Yes, there are no guarantees; we’ve tried to foresee what all these issues will be; we knew that by putting in the isolation valves we could minimize the biggest issue, which is the possibility of shutdown; still some risks with the heat exchangers, but vendors can come in and help vs. spending a few hundred thousand dollars to replace the exchangers with technology that is old and will last for maybe a year. No guarantees, but we do have a plan.

There was a question whether FMD is convinced that steam is the right choice: That’s what SMMA looked at during Fiske renovation and during 2014 study; if we went from steam to hot water, then you’d be beyond basement work and would need to access all the classrooms, open walls, replace unit ventilators – becomes \$8 million to \$10 million project and has a huge impact on learning environment.

There was a question, given Town’s sustainability goals, how project affects fuel consumption at the Middle School: New boilers will be 95% efficient vs. 68% for current ones; also cutting out half a mile of piping.

There was a question/comment that the high efficiency boilers at the High School had been reported as being tricky/touchy, and would that be the case at the Middle School: We’ve installed these boilers at the DPW, Police Station and Town Hall and are getting very familiar with them. The High School has a hybrid system. There was a follow-up question whether, given High School’s satisfaction with geo-thermal heating, FMD would ever consider geo-thermal at Middle School: Not at the Middle School; perhaps at a new school; you would need 200 or 300 wells.

### **9:20 p.m. Approval of Minutes/Liaison Reports/Administrative Matters**

Andrea Ward made and Mike Hluchyj seconded a motion to approve the minutes from December 20. The motion was approved unanimously. Andrea Ward made and Tom Skelly seconded a motion to approve the minutes from January 3, as revised. The motion was approved unanimously.

### CPC/Lina

- CPC coming to present next week
- Approved three more projects
  - Wellesley Housing Authority survey (\$200,000)
  - Phase II track and field (\$175,000)
  - Fells Library roof (\$30,000)

### Library/Betsy

BOS met with Library Trustees last night; lots of back and forth on interior renovation. Discussion about how to prioritize Town projects. Seems that Trustees will continue to want to go forward with the project.

### **9:30 p.m. Adjourn**

Lina Musayev made and Betsy Roberti seconded a motion to adjourn; the motion was approved unanimously.

### **Items Reviewed During Meeting**

- Town of Wellesley, FY2019 Budget Request, Board of Health Operating Request (Department 510)
- Wellesley Health Department, *FY2019 Budget Request, Presentation to Advisory Committee*, January 17, 2018
- Memorandum to Advisory Committee from Board of Health Re: FY19 Budget Submission (January 16, 2018)
- Town of Wellesley, FY2019 Budget Request, Natural Resources Commission Operating Request (Department 171)
- Town of Wellesley, FY2019-2023 Budget Request, Natural Resources Commission Capital Request
- Town of Wellesley, FY2019 Budget Request, Morses Pond Operating Request (Department 172)
- Town of Wellesley, FY2019-2023 Budget Request, Morses Pond Capital Request
- Natural Resources Commission FY19 Budget Narrative
- Wellesley Natural Resources Commission, *FY19 Capital and Operating Budgets, Presentation to Advisory Committee*, January 17, 2018
- Wellesley Permanent Building Committee and Facilities Management Department, *Middle School Heating Distribution Piping & Systems Upgrade Project: Presentation to Advisory Committee*, January 17, 2018