



**REPRESENTATIVE TOWN MEETING
TOWN OF GREENWICH**

**EXPLANATORY COMMENTS FOR
SEPTEMBER 2011 MEETING**

ITEM NO: **11**
DEPARTMENT: Public Works 1110PW06
CONTACT: David P. Thompson (203) 622-7740
Deputy Commissioner
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REFERRED TO: ***Education, Finance & Health & Human Services Committees***
VOTES: September 2011 BET - **Pending Vote**

RESOLVED, that the sum of \$1,165,000 be and the same is hereby appropriated to be added to Capital Account Number Z315-59830-12xxx, known as “GHS Soils Program”.

EXPLANATORY COMMENTS:

The Department of Public Works, in conjunction with the Board of Education, and the Department of Parks and Recreation, is requesting interim funding in the amount of \$1,165,000. These funds will be used for a Greenwich High School (GHS) soils remediation project. The funds will support the services of an outside consultant for remediation planning and design, project coordination, and other pertinent critical activities to move the project forward and address both Town needs and regulatory drivers.

Project Background: DPW/BOE/P&R Collaboration & Consulting Scope Development

At this time, the BET is familiar with the issues that have arisen with respect to the Greenwich High School (GHS) fields, discovered as a result of site development activities related to the GHS Musical Instructional Space and Auditorium (MISA) project. That project uncovered soil contamination during excavation for drainage improvements. That soil removal and a host of related activities have expanded beyond the MISA Building Committee's responsibility and all together has developed into a major capital planning undertaking for the Town.

The Department of Public Works (DPW) became involved through requests for the Commissioner of Public Works to sign off on documentation related to soils removal, as the Town representative. DPW became more familiar with the MISA Building Committee and its team's work on the site. The Commissioner, Amy

Siebert, and Deputy Commissioner, David Thompson began a dialog with the Board of Education (BOE) Director of Operations, Ben Branyan, and the Director of Facilities, Susan Chipouras regarding the project. We all agreed that we needed to work collaboratively to help plan and resolve the soils issues at this location, and that we needed a third party, a qualified firm who could provide staff to act as owner's agent / project manager (PM) given that neither the BOE or DPW had the staffing nor the detailed expertise to manage this large undertaking. In addition, DPW and the BOE kept the Department of Parks and Recreation Director, Joseph Siciliano informed, given Parks and Recreation's involvement in field maintenance and operation, in conjunction with BOE athletic programs.

DPW noted it would serve as a technical resource on the project, serving the BOE and Parks and Rec, and immediately requested the input from the consultant (AECOM) which has been successfully used at the Cos Cob Power Plant site for permitting and remediation design, as well as a host of other activities related to that site's cleanup activities. AECOM already had a staff member familiar with the GHS soils project, as that individual has been a sub-contractor to the lead environmental professional firm used by the MISA Building Committee. DPW and BOE staff agreed that moving forward with a project using AECOM as the Town's consultant would be prudent and most likely lead to a successful plan for addressing the site's remediation needs.

Consulting Services:

- o Task 1 – Program Management Includes:
 - o Collection of post-IRM (interim remedial measures) remediation data (waste manifests, certificates of disposal, closure reports with analytical data)
 - o Establishment of a central file location for this data
 - o Preparation of a Project Management Plan delineating project responsibilities, lines of communication; identifies key stakeholders, decision makers, goals, and will outline project generated data and information management
 - o Evaluate remedial alternatives and associated costs of these alternatives
 - o Prepare implementation schedules for the remediation program
- o Task 2 – Site Investigation
 - o Develop a site investigation plan to be reviewed and approved by the Connecticut Department of Energy and Environmental Protection (CTDEEP) and the U.S. Environmental Protection Agency (USEPA)
 - o Soil borings / testing of up to 600 samples
 - o Installation of groundwater monitoring wells

- o Sediment sampling of the adjacent stream likely to be required by CTDEEP and USEPA
- o Task 3 – Remediation Coordination
 - o Alternatives identified will be further refined based on site investigation data
 - o Coordinate remedial planning with the Town to incorporate future site plans and limit impact on site utilization
 - o Prepare remedial action plans and engineered control variance applications (if necessary)
 - o Prepare regulatory agency permit and approval applications
- o Task 4 – Bid Packages Preparation
 - o Prepare remediation design documents, including drawings and technical specifications (assumes up to three design packages)
 - o Prepare bid package documents and coordinate the bid process and selection of a remediation contractor
- o Additional Information
 - o Chart # 4 prepared by the MISA Building Committee includes work that has been completed, work that is in progress, and work that is being planned for interim remediation efforts

Costs:

ITEM	COST
Program Management	\$ 70,000
Site Investigation	\$ 155,000
Remediation Coordination/Planning	\$ 150,000
Pre-Bid Packages/Budget Preparation	\$ 60,000
Town Costs (including legal fees)	\$ 50,000
Contingency	\$ 120,000
Building Committee – MISA (Chart 4)	\$ 560,000
TOTAL	\$1,165,000