

CITY OF NEWTON

IN CITY COUNCIL


September 6, 2016

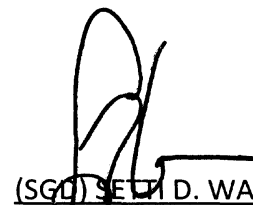
ORDERED:

That, in accordance with the recommendation of the Public Facilities and the Finance Committees through their respective Chairs Deborah J. Crossley and Leonard J. Gentile, the transfer of the sum of one hundred thousand dollars (\$100,000) from Budget Reserve to the Public Buildings Department's Crescent Street Site Improvement Account to for the purpose of funding the cleanup of residual petroleum from an underground storage tank at 70 Crescent Street is hereby approved as follows:

FROM:	Budget Reserve (0110498-5790) .....	\$100,000
TO:	Crescent St. Site Improvement (C115030-5795) .....	\$100,000

Under Suspension of Rules  
Readings Waived and Approved  
21 yeas 0 nays 3 absent (Councilors Ciccone, Norton, and Sangiolo)

  
(SGD) DAVID A. OLSON  
City Clerk

  
(SGD) SETH D. WARREN  
Mayor

Date: 9/14/16



# Public Facilities Committee Agenda

## City of Newton In City Council

### Special Meeting

**Tuesday, September 6, 2016**

**6:45 PM**  
**Room 211**

***Note: The Committee will meet jointly with the Finance Committee to discuss the following six items. Please refer to the Finance Committee Agenda for Backup Material.***

#### Referred to Public Facilities and Finance Committees

**#276-16**

**\$100,000 transfer for cleanup of 70 Crescent Street site**

**HIS HONOR THE MAYOR** requesting authorization to transfer the sum of one hundred thousand dollars (\$100,000) from Fiscal Year 2017 Budget Reserve to fund the cleanup of the 70 Crescent Street housing project site. [08/01/16 @ 12:50]

On Newton CPC website, additional backup for item 276-16 is attached on following pages.

#### Referred to Public Facilities and Finance Committees

#279-16

\$125,000 for additional funding for Aquinas Window Project

HIS HONOR THE MAYOR requesting authorization to appropriate one hundred twenty-five thousand dollars (\$125,000) from bonded indebtedness for the purpose of providing additional funding for the Aquinas Window/PCB Abatement Project. . [08/01/16 @ 12:50 PM]

#### Referred to Public Facilities and Finance Committees

#274-16

\$250,000 to purchase a new Gradall truck

HIS HONOR THE MAYOR requesting authorization to appropriate two hundred fifty thousand dollars (\$250,000) from bonded indebtedness to fund the purchase of a new 2016 Gradall truck. [08/01/16 @ 12:50 PM]

#### Referred to Public Facilities and Finance Committees

#277-16

\$530,000 for traffic signal upgrades at Washington and Harvard Streets

HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thirty thousand dollars (\$530,000) from bonded indebtedness to fund the construction and installation of traffic signal upgrades at the intersection of Washington Street and Harvard Street. [08/01/16 @ 12:50 PM]

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov), or 617-796-1253. For Telecommunications Relay Service dial 711.*

**Referred to Public Facilities and Finance Committees**

**#278-16**

**\$200,000 for design of a section of Laundry Brook culvert by the Cabot School**

HIS HONOR THE MAYOR requesting authorization to appropriate and expend two hundred thousand dollars (\$200,000) from the Stormwater Management Fund reserve for the purpose of funding the design of a section of the Laundry Brook culvert adjacent to the Cabot Elementary School. [08/01/16 @ 12:49 PM]

**Referred to Public Facilities and Finance Committees**

**#280-16**

**\$165,000 for additional funding for the Elliot Street Bridge Project**

HIS HONOR THE MAYOR requesting authorization to appropriate one hundred sixty-five thousand (\$165,000) from bonded indebtedness for the purpose of providing additional funding for the Elliot Street Bridge Project. [08/01/16 @ 12:50 PM]

Crescent Street Cleanup Project

Chemical Injection Cleanup	\$58,000
LSP Services	\$26,000
Contingency	\$16,000
Total Project Budget	\$100,000

**PUBLIC BUILDINGS DEPARTMENT**

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

Setti D. Warren  
Mayor

8/9/16

These are the Crescent Street site cleanup options as presented by our LSP.

**Option 1 – Excavation**

This option is contingent on the demolition of the current Garage building at the Site. Some of the higher concentrations of residual petroleum impacted soil is located underneath the building adjacent to the former UST locations, and initiating excavation prior to the building removal would likely require a second mobilization. Based on soil and groundwater data obtained during recent subsurface investigations, the excavation area would likely be approximately 100 feet by 60 feet, with an average thickness of impacted soil of 3 feet. This estimation indicates the need to excavate and stockpile up to 666 cubic yards of impacted soil for disposal. Disposal costs for 666 cubic yards of soil (approximately 1,000 tons) would likely cost approximately \$58,000. In order to remove clean overburden soil, prepare stockpiles, stockpile soil, manage stockpiles, etc., this job could extend beyond a week. A conservative estimate of construction costs (including backfill and compaction) could exceed \$50,000. Additionally, in order to access the impacted soil at the Site, it is anticipated that dewatering will be necessary. It is unknown how much impacted water would be generated during the necessary dewatering, but we would allow for the storage of up to 20,000 gallons of water in an on-Site fractionation tank. Disposal of 20,000 gallons of impacted water would cost in the neighborhood of \$20,000, or permitting and on-Site treatment would likely cost around \$11,000.

In order to maximize the effectiveness of this approach, and while the excavation is open, we would recommend the application of remedial additives (in-Situ chemical oxidation) prior to backfilling. The cost for chemicals would likely not exceed \$5,000. After excavation with ISCO treatment, groundwater sampling to test effectiveness of the excavation and treatment would begin approximately three months after excavation. After it has been determined that chemical oxidants are no longer present, then at least three favorable seasonal groundwater sampling rounds would be necessary in order to demonstrate compliance with DEP regulation in order to qualify for Site closure.

After excavation, it would be necessary to re-install groundwater monitoring wells at a cost of approximately \$5,000

**Estimated Total \$124,000-\$133,000**

## Option 2 – In-Situ Chemical Oxidation (ISCO)

#276-16

This option may be initiated prior to, or without the need for building demolition. ISCO additives can be injected into the ground using a direct-push drilling rig, or may be mixed with water and injected into injection wells. It is anticipated that a program of ISCO would likely cost under \$50,000 for up to 2 injections.

After ISCO treatment, groundwater sampling to test effectiveness of the treatment would begin approximately three months after injection. After it has been determined that chemical oxidants are no longer present, then at least three favorable seasonal groundwater sampling rounds would be necessary in order to demonstrate compliance with DEP regulation in order to qualify for Site closure.

Additionally, with this approach it would be necessary to perform post-remedial soil sampling with a direct push drill rig. Approximate cost to perform this drilling including engineering labor and soil lab analysis would be \$8,000

### **Estimated Total \$58,000**

#### Reporting Requirements and Groundwater Sampling costs

These costs will likely be very similar for both of the above options.

Within 120 days of obtaining knowledge of the release conditions at the Site (analytical data was received from the lab indicating a reporting requirement on April 18, 2016), a Release Notification Form will be prepared and submitted to DEP on the City's behalf, and a Release Abatement Measure (RAM) Plan will be submitted to DEP outlining the City's course of action. These activities will likely cost around \$3,000-\$4,000.

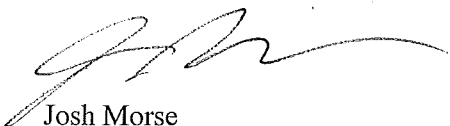
After the submittal of the initial RAM Plan, a RAM Status Report will be due to DEP within 120 days of the original Plan, and Status Reports will be required at 6 month intervals thereafter until closure. These plans will cost \$2,000-\$3,000 each. If the Site is not closed with DEP at the one-year anniversary of notification, then a Phase I – Initial Site Investigation Report will be due to DEP (Approx. \$3,000)

3-4 groundwater sampling rounds will be required after remediation in order to demonstrate compliance with DEP regulations prior to Site closure. Each groundwater sampling round would cost approximately \$4,000.

Once sufficient data has been collected in order to demonstrate compliance with DEP regulation, then a Permanent Solution Statement Report will be prepared for submittal to DEP to close the Site. Cost for this Report would be approximately \$5,000.

### **Estimated Total \$20,000-\$26,000**

**Based on the proposed project timeline time allows for the chemical injection approach. This will save the City approximately \$75,000.**



Josh Morse  
Commissioner of Public Buildings  
Buildings Department  
City of Newton