



Town of Rockland

SEWER COMMISSION

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Michael Mullen, *Chair*
Matthew Ryan, *Vice-Chair*
Walter Simmons, *Commissioner*
David P. Taylor, *Interim Superintendent*

Recorded for Public Playback on WRPS
(Local cable access tv)
www.wrpsrockland.com

Rockland Sewer Commission Meeting
July 21, 2025

In Attendance: Michael Mullen, Walter Simmons, David Taylor, Robyn Day, Megan Lynch, Kevin Olson, Adam Higgins

Call to Order

Michael Mullen calls the meeting to order at 6:30 PM.

Approve Minutes

*Motion made by Michael Mullen, 2nd by Walter Simmons, to approve minutes of June 23, 2025.
All in favor 2-0.*

Preliminary Design Report - Wright-Pierce

Kevin Olson and Adam Higgins of Wright-Pierce presented a summary of the proposed secondary and electrical system improvements from the Preliminary Design Report for the plant upgrade.

Aeration System

- Demolition of Mechanical Surface Aerators
 - Construction of a new Blower/Electrical Building with a dedicated space to house the blowers
 - Air piping to be installed between Blower/Electrical Building and Aeration Tanks
 - New Control System for Aeration
 - Ancillary Systems

Secondary Clarifiers

- Replace the draft tube sludge collection mechanisms in-kind
- Replace the clarifier drives and center columns
- Replace clarifier walkway bridge
- Provide lighting over each clarifier drive
- Raise the effluent weirs to provide increased side water depth
- Install density current baffles
- Install launder algae brush system
- Replace weirs and baffles
- Concrete crack and surface repair

Electrical Improvements

- New main incoming service with high voltage manhole and duct bank - sized to meet future needs
- New transformer located near new Blower/Electrical Building
- Dedicated electrical room in new Blower/Electrical Building
 - New switchgear, main breaker, Automatic Transfer Switch, generator breaker and 7 distribution breakers in the new building
 - New 500 kW outdoor generator near new building to fully support existing and future WWTP loads in parallel with existing indoor generator
 - Replacement of existing MCCs 5 & 6 with new MCCs
 - New duct bank from new building to Manhole E2 and/or Manhole E1, to refeed MCCs 1, 2, 3, 3A, 4 and 4A. Feed will not be modified under this contract
 - A new fire alarm system will be installed in the new building
 - New SCADA system

Sole Source Items

- Need to coordinate early - communications have been started with Doug Lapp
- Expect to sole source the following equipment:
 - Invent Mixer-Aerators
 - Allen-Bradley PLCs
 - CAT Generator (to be confirmed in Final Design)

Cost Estimate

Description	Construction Cost
Civil	\$684,000
Architectural	\$1,179,000
Structural	\$1,645,000

Description	Construction Cost
Process	\$5,447,000
Mechanical – HVAC and Plumbing	\$316,000
Instrumentation	\$360,000
Electrical	\$3,868,000
Specials	\$975,000
Subtotal	\$14,474,000
Construction Factors	\$3,315,000
Design Contingency (30%)	\$5,272,000
Escalation (3 Years, 9%)	\$2,083,000
Construction Contingency (10%)	\$2,493,000
Total Estimated Construction (Bid) Cost	\$27,421,000
Engineering Services – Design (preliminary and final)	\$1,697,800
Engineering Services – Bidding and CA (estimated at 12%)	\$3,391,000
OPM Services (estimate, can be updated now)	\$400,000
Materials Testing	\$50,000
Legal/Administrative (2%)	\$548,000
Interim Financing (1%)	\$335,000
Total Project Cost	\$33,842,000

Schedule

Milestone	SRF 2026 Timeline
Final Design & Permitting	
Final PDR - Client / OPM Review Period (Assumed 30 days)	August 11, 2025
60% Design Submission	February 6, 2026
Client / OPM Review Period (Assumed 30 days)	March 8, 2026
90% Design Submission	September 4, 2026
Client / OPM Review Period (Assumed 30 days)	October 2, 2026
SRF Construction Loan Application Submission (90% Design)	SRF Deadline October 2, 2026
Prequalification of GCs and Subs	October/November 2026
100% Design and Permitting Complete	December 3, 2026
MassDEP Project Approval Certificate (PAC)	Expected by January 31, 2027
Bidding	
MassDEP Approval and Advertisement	Expected by February 2027
Filed Sub-bids	February 2027 (4 weeks)

Milestone	SRF 2026 Timeline
GC Bids	March 2027 (6 weeks)
Construction* 30 months, beginning after GC selected and NTP	
Contractor Notice-to-Proceed	May 2027 (SRF required it by June 30, 2027)
Substantial Completion	November 2029
Final Completion	January 2030
One-Year Warranty Period	January 2031

Funding

- Town has fully authorized design and construction funds
- State Revolving Fund Loan (SRF)
 - Project Evaluation Form (PEF) submitted July 2024
 - ✓ Made 2025 IUP
 - PEF will be re-submitted July 2025 (this week) for 2026 funding cycle
 - \$35 million project cost estimated
 - Draft Intended Use Plan (IUP) expected around January 1st, 2026
 - Final IUP early in 2026
 - Earmark Funding
 - ✓ No update

Follow-up items

- Confirm that we do not need a bathroom in the new Electrical Building - David Taylor
- Will the new Electrical Building require a sprinkler or fire suppression system - Kevin Olson
- There was a discussion about the project's place on DEP's Intended Use Plan (IUP) which qualifies the Town for its anticipated Clean Water State Revolving Fund loan. It was agreed that it is not practically feasible to meet upcoming SRF deadlines in October without jeopardizing the Town's due diligence on the preliminary design review. Chairman Mullen acknowledged the Town's efforts to meet the 2025 timelines but noted that those goals may have always been aspirational in nature and not based on actual timelines needed to plan for such an investment. Mr. Mullen stressed the importance of communicating to DEP the priority of the Town to secure an SRF loan in 2026. Wright-Pierce will resubmit our funding packet to MADEP this week for next year's SRF Funding (Oct 2026) - Kevin Olson
- We will set up a meeting between Rockland Sewer, Wright-Pierce, MADEP and DPC, the new OPM, to discuss why we've decided to target 2026 vs. 2025 for funding - David Taylor

Superintendent Update

- Contract with DPC: We are working out the final verbiage with them and should have the contract in hand this week. The Interim Superintendent would like to have them join our July 28th meeting to meet and sign the contract. They have confirmed their availability.

- 184 Forest Street incident: We had a sewer backup on July 5th at the residence located at 184 Forest Street. The Forest Street pump station had a failure and the resident had sewage come up from the basement/lower level through shower. We had the residents relocated to a hotel for (8) days and had Servpro come in the next morning for cleanup. Remediation has been scheduled. There is currently an investigation by our insurance company to determine what went wrong in the field.
- Maintenance: We will continue to jet and vacuum sewer lines (1 night per week) starting in August. We will also continue to review that all maintenance items are reviewed and current at all pump stations.
- Centre Avenue: Working with Weston & Sampson, we will be assessing all sewer manholes on the street and scheduling rehabilitation work, as necessary. All work needs to be submitted to Mass DOT (Mass Highway).
- Goddard Avenue and Concord Street: Working with Weston & Sampson, we will be assessing all sewer manholes on the streets. We will also be setting flow monitoring on Concord Street, checking for I&I on the 30" pipe coming into the plant.
- Forest Street Pump Station: We cleaned out the vegetation. We will be removing critters, repairing the roof and swapping out the pump.

Future / Upcoming Meetings

Next Sewer Commission Meeting – Monday, July 28, 2025 – 6:30 to include DPC

Target August to set up Meeting with DPC and Wright-Pierce

Adjourn

Motion made by Michael Mullen, 2nd by Walter Simmons, to adjourn at 8:14 pm. All in favor 2-0.

These minutes are a brief synopsis of discussions that occurred during the meeting. For more in-depth information, please refer to the meeting video on <https://www.youtube.com/WRPSRockland>.