



*Office Consolidation - Boston and Chelsea
WES Construction*

June 22, 2022



Rationale

- "New normal" hybrid model - office workers 50% in office and 50% teleworking
- Charlestown Navy Yard lease expires May 2023. Opportunity to consolidate staff to Chelsea and Deer Island
- Ample room available at both locations
- Neither location updated in over 20 years - update warranted regardless of move



Upgrades to Chelsea and Deer Island

- Both facilities are in need of new carpet, paint, lighting and ceiling tiles, and HVAC system will be reconfigured and re-ballanced
- All cubicles and chairs need to be replaced as well as data cables and electrical feeds
- Collaborative work areas will be added and kitchen areas will be refreshed
- Ample "swing" spaces will be provided for staff at each facility
- Also building a new office suite for the Advisory Board in Chelsea



Existing Conditions: Chelsea





Existing Conditions: Chelsea





Existing Conditions: Deer Island





New Cubicles





Benefits

- Brighter, more modern work spaces
- Improved collaborative spaces
- Hybrid model reduces carbon footprint
- Access by T and free parking
- Savings from Navy rent and utilities - \$2 million per year
- Better security



Process and Bid Results

- Staff utilized a task order contract with CDM to reconfigure spaces to accommodate staff

Bidders	Bid Amount
<i>Engineer's Estimate</i>	<i>\$15,200,000</i>
WES Construction, Inc.	\$19,587,883



*Operation and Maintenance of the
Fore River Pelletizing Plant, Contract S345
Amendment 3: 1-Year Optional Extension*

June 22, 2022



MWRA Pellet Plant located in Quincy, MA

- Located in Fore River Shipyard
- Designed, Constructed & Owned by MWRA
 - Total cost - \$133 M
- FY22 Budget - \$14,547,364 (104 dtpd)
- Contract Operation and Maintenance
 - Contract 1: 1991 – 2001 Competitive Bid – NEFCo
 - Contract 2: 2001 – 2015 Competitive Bid – NEFCo
 - Amendment 1 Negotiated 5-Year Extension (through end 2020)
 - Amendment 2 Loss of remote silos
 - Amendment 3 2 yr extension + 1 optional year





Pellet Plant – Contract O&M Since 1991

- Convert liquid digested sludge from DITP into Fertilizer Pellets

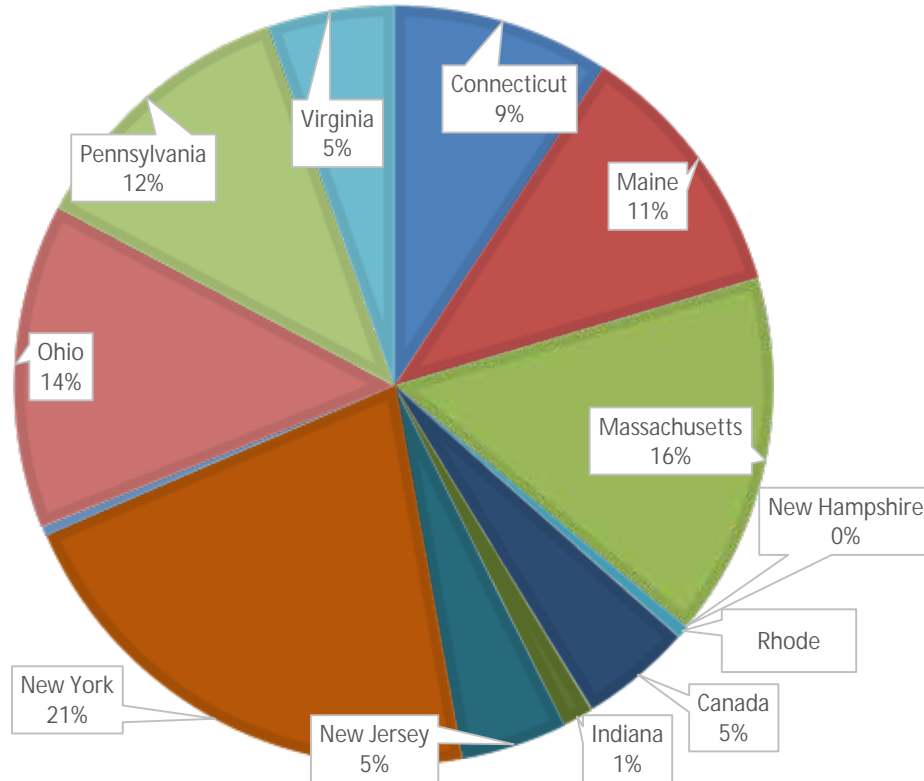
- Responsible for Marketing & Disposal

- Land Application
- Fertilizer Blenders
- Alternate Fuels
- Bay State Fertilizer Program

- Maintain Facility & Equipment

- Return fully operable plant at the end of contract.

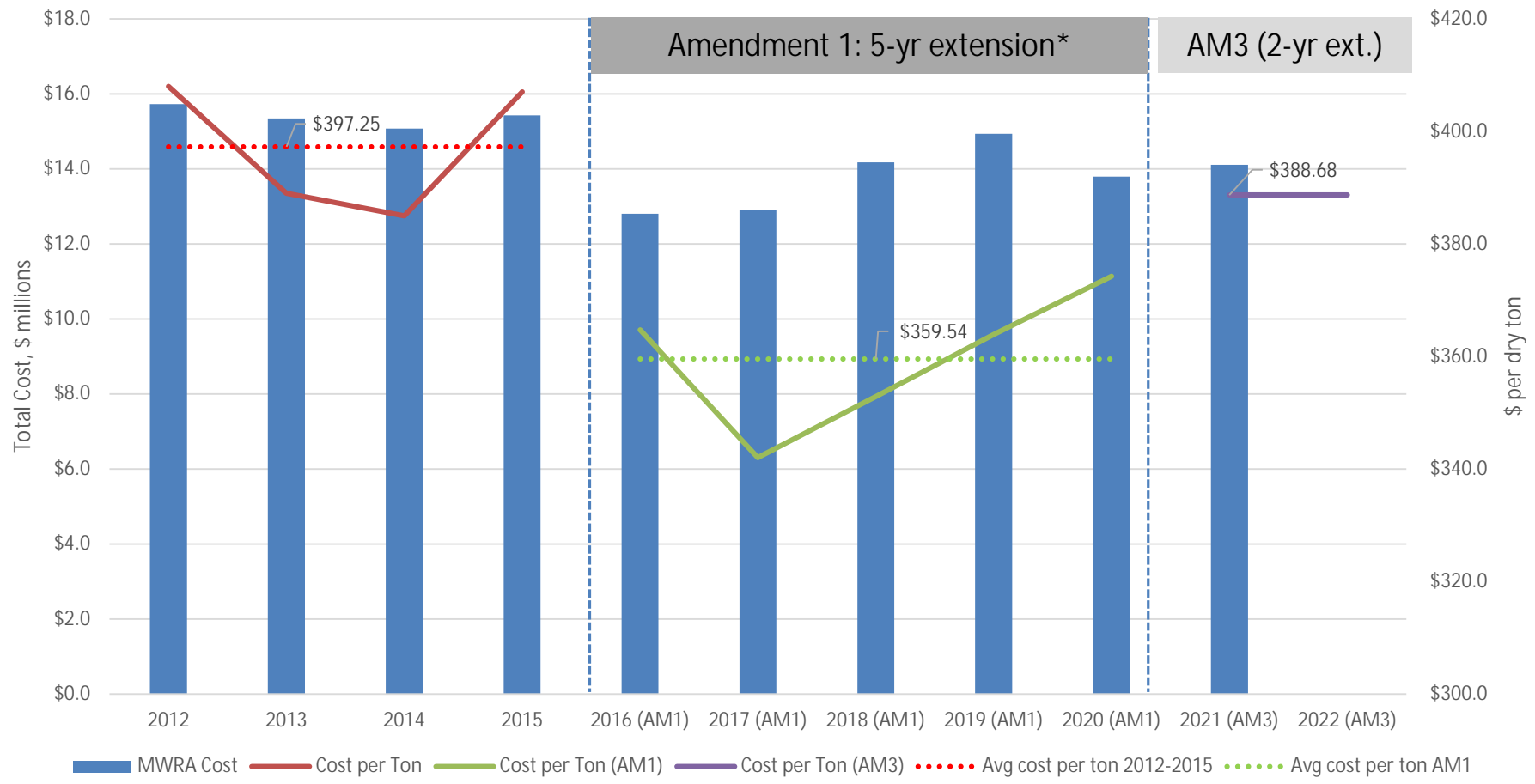
MWRA PELLETT DISTRIBUTION - 2021





Pellet Plant – Existing Contract with NEFCo

Pellet Plant O&M Costs





Pellet Plant – Regulatory Challenges

Per- and polyfluorolalkyl substances (PFAS) emerging contaminants

- EPA Drinking water health advisory limits:



Pellet Plant – Amendment 3, Optional 3rd Year

- Provides cost stabilization
- Includes adjustments for excess quantities
- Includes adjustments for index escalation
- Successor contract scope in development for competitive procurement

