

BOSTON GROUNDWATER TRUST (BGwT)
BOARD MEETING
July 15th, 2021

The Board of Trustees of the Boston Groundwater Trust met virtually via the Zoom meeting platform. The Executive Director electronically distributed the meeting notice and agenda to the City Clerk at Boston City Hall. Mr. Whitney, co-chair, read the following statement:

“I, Robert Whitney, co-chair of the Boston Groundwater Trust, am calling this meeting to order at 4:08 pm. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, we are conducting this meeting on-line. To ensure public access to the deliberations of the BOSTON GROUNDWATER TRUST, the public may access this meeting through telephone and video conferencing. Members of the public will have an opportunity to ask questions and provide public comment. To do so please, “raise your hand” in the application via the Zoom meeting platform. If you are calling in and cannot use the platform, you can send your questions to staff via email at csimonelli@bgwt.org or via Twitter by tagging the Twitter handle @BOSTONGWT and using the hashtag #JULY2021MTG.”

The following trustees were present:

Mr. Robert Whitney, Beacon Hill Civic Association
Mr. Gary Saunders, Back Bay Association
Ms. Leah Camhi, Fenway Community Development Corporation
Mr. Tim Mitchell, Neighborhood Association of the Back Bay
Ms. Janine Commerford, Greater Boston Real Estate Board
Mr. Greg Galer, Boston Preservation Alliance
Mr. Peter Shilland, Ellis Neighborhood Association

Also present:

Mr. Christian Simonelli, Executive Director; Bryan Glascock, BPDA Deputy Director for Regulatory Planning and Zoning; Tom Schwartzman, Esri, Inc.; Ms. Rachel Richardson.

1. Adoption of May 13th, 2021, Board Meeting Minutes

Board Meeting minutes were previously emailed to Board members for review. Ms. Commerford, Secretary, noted that the Executive Session minutes from the May 13th meeting also require a vote to be adopted. Discussion followed. The Board decided to vote to adopt them at its next meeting.

Mr. Saunders, co-chair, moved to adopt the board meeting minutes. Mr. Mitchell, Trustee, seconded the motion.



Voted: To accept the Board Meeting minutes of the May 13th, 2021, meeting.

2. Review of GCOD Amendments Update with Bryan Glascock, BPDA Deputy Director for Regulatory Planning and Zoning

Mr. Whitney, co-chair, introduced Mr. Glascock. Mr. Glascock provide some brief background information about his positions over the years with the city and how he worked with Mr. Simonelli to revise the GCOD zoning. Discussion followed. Mr. Mitchell stated that over the years document submission to the Inspectional Services Department (ISD) for GCOD has been somewhat irregular, in particular when applicants fail to provide the appropriate revised documents to plans and letters. Discussion followed.

Mr. Simonelli will continue to coordinate with Mr. Glascock and the appropriate agencies to ensure that the submission requirements for GCOD are enforced.

3. Financial Report & Investment Update

Mr. Simonelli stated that he signed the FY22 contract with the City and expects to receive the FY22 funding in the next month or so. He noted that there was 4% reduction in funding and that the budget adopted in May by the Trustees had anticipated a 6% reduction in funding from the city. Discussion followed.

4. 2021 SEP-IRA Contribution

Mr. Whitney, co-chair, reviewed the Trust's annual contribution to the employee SEP-IRA account. He noted that the FY21 budgeted amount was \$4,500. Based on the 2020 contracted income, a 5% contribution would require \$4,302. Discussion followed.

Mr. Mitchell, Trustee, moved to adopt the 5% contribution. Ms. Camhi, Trustee, seconded the motion.

Voted: To approve the annual 5% contribution to the Trust employee SEP-IRA.

5. Review of Well Installations and Invoice Analysis

Mr. Simonelli reviewed that latest round of well installations with the Trustees. Discussion followed. He noted that New England Boring Contractors had presented an invoice in the amount of \$42,146 for the installation of fifteen observation wells. The contract was for the installation of twenty-one observation wells, but six locations were abandoned due to utility interference. Discussion followed. Refer to the attached invoice analysis for additional details.



6. Update on Annual Personnel Review Process

Mr. Whitney, co-chair, stated that all Trustees have been sent review requests. Discussion followed. In addition, he noted that he is reaching out to five external contacts with whom Mr. Simonelli works closely for additional feedback. He plans to share this feedback with the Trustees. Discussion followed.

7. Draft Ordinance for Legal Representation Update

Mr. Whitney stated that he has a meeting with City Councilor Kenzie Bok scheduled for next week and will provide an update at the next Trustee's meeting. Discussion followed.

8. Future Trustee Meetings

Mr. Simonelli stated that he has reserved a room at the Lenox Hotel for the upcoming September and November Trustee meetings. Mr. Galer asked if the ability to have people join remotely would be an option. Discussion followed. Mr. Saunders, co-chair, suggested that Mr. Simonelli include a survey in the next meeting invite to gauge the Trustees' comfort-level regarding meeting in person. Discussion followed.

9. Executive Director's Report

BGwT Executive Director Mr. Christian Simonelli distributed his report. Discussion followed. Refer to the attached *Executive Director's Report July 15th, 2021*, for a complete list of activities. Discussion followed.

Mr. Saunders, co-chair, moved to adjourn the meeting. Mr. Shilland, Trustee seconded the motion.

The meeting adjourned at 5:03p.m.

NEXT MEETING: September 9th, 2021 @ 4:00 pm, at the Lenox Hotel.

Notes submitted by Christian Simonelli, BGwT Executive Director, on 7/20/2021.

Approved 27 July, 2021



Janine Commerford, Secretary



Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439
www.bostongroundwater.org

Board of Trustees

Gary L. Saunders
Robert Whitney
Co-Chairs

June 30th, 2021

Tim Mitchell
Janine Commerford
Greg Galer
Peter Shilland
Aaron Michlewitz
Angie Liou
Ed Flynn
Christopher Cook
Leah Camhi
Edward McGuire

Subject: Invoice Analysis of New England Boring Contractors (NEBC)
Invoice # 30087 (6/28/2021)
Boston Groundwater Trust (BGwT)
229 Berkeley Street, Suite 410
Boston, MA 02116

BGwT Trustees:

The following tables are attached:

Executive Director

Christian Simonelli

Table I: Schedule of Estimated Quantities and Contract Unit Prices for Observation Well Installations

NEBC estimated project cost and agreed to unit prices for work performed from June 8th – 24th, 2021.

Table II: NEBC Invoice #30087 (6/28/2021)

Invoice from New England Boring Contractors for the installation of 15 observation wells installed from June 8th – 24th, 2021.

SUMMARY OF WORK COMPLETED

A total of 21 observation wells were submitted to dig safe by NEBC. 15 observation wells were installed by NEBC from June 8th – 24th, 2021. 6 locations were abandoned due to utility interference. New England Boring Contractors worked 5 days from the hours of 9:30am – 3:30pm to install 15 observation wells.



CONCLUSION

I have reviewed the executed observation well installation agreement with New England Boring Contractors dated June 2nd, 2021, and the following in-voice:

Table II: #30087 (6/28/2021), in the amount of \$42,146.00

The overall project cost for the installation of 21 wells was estimated to be \$83,833.00, with project funding capped at \$84,000.00. However, only 15 of the proposed 21 observation wells were installed. In addition, the average well depth was 18.5' instead of the estimated 24'. Also, the Police Detail was only filled on 1 of the 13 working days. The list below is a breakdown from 2003-present of the Trust's cost per well.

- 2003 = \$2,160/well (NHB)
- 2004 = \$1,859/well (NHB)
- 2005 = \$2,226/well (NHB)
- 2006 = \$2,349/well (NHB)
- 2007 = \$1,965/well (NHB)
- 2010 = \$2,508/well (NHB)
- 2011 = \$2,224/well (Geo-Logic)
- 2013 = \$1,800/well (NHB)
- 2014 = \$1,828/well (NHB)
- 2017 = \$2,349/well (NEBC, formerly NHB)
- 2018 = \$2,714/well (NEBC, formerly NHB)
- 2021 = \$2,810/well (NEBC, formerly NHB)

NOTE: No wells installed in 2008, 2009, 2012, 2015, and 2016.

The total payment requested of \$42,146.00 is in conformance with provisions of the observation well installation agreement. A payment of \$42,146.00 was made to New England Boring Contractors on 6/28/21.

Sincerely Yours,



Christian S. Simonelli
Executive Director

Attachments:

Table I – Schedule of Estimated Quantities and Contract Unit
Prices for Observation Well Installations

Table II –New England Boring Contractors Invoice #30087 (6/28/2021)

TABLE I
SCHEDULE OF ESTIMATED QUANTITIES AND CONTRACT UNIT PRICES
FOR OBSERVATION WELL INSTALLATIONS

Name of Drilling Contractor: New England Boring Contractors
 (Based on 21 New Wells to 15-25 ft. averaging 24' per Well)

Project	Summer 2021: 21 Observation Well Installation	Date	June, 2021
Location	Lower Beacon Hill, Back Bay, South End, Leather District area of Boston	Client Contact	Mr. Christian Simonelli, BGWT Executive Director
Client	Boston Groundwater Trust (BGWT)		

No.	Description	Unit	Quantity	Unit Price	Total
I MOBILIZATION/DEMOBILIZATION					
1	Mob/Demob of 1 Truck/Mobile Rig and (1) Vac Truck w/ OSHA-trained crews	LS	1	\$ 3,500.00	\$ 3,500.00
II DRILLING - FOOTAGE RATE					
2	Water flush cleaning of plugged existing observation wells (2-in. dia. PVC pipe)	ea	0	\$ 750.00	\$ -
3	4-in. dia. cased overburden drilling (0-25 ft.) w/ specified 3 split-spoon sampling depths	lf	504	\$ 105.00	\$ 52,920.00
4	Standby Time for rig and crew (only for delays caused by BGWT)	hr	0	\$ 225.00	\$ -
III OBSERVATION WELL INSTALLATION					
5	2-in. dia. well (Sch 40 PVC) installed	lf	504	\$ 14.50	\$ 7,308.00
6	6-in. dia. Buffalo roadway box (cast iron with mechanical locking cover) and installation	ea	21	\$ 205.00	\$ 4,305.00
IV SITE CLEARANCE AND SAFETY					
7	Utility Clearance	LS	1	\$ 1,750.00	\$ 1,750.00
8	Premium for Weekend or Night Work (If required by BTD)	LS	1	\$ 950.00	\$ 950.00
9	Police Detail	hr	168	\$ 75.00	\$ 12,600.00
				Total	\$ 83,333.00

ASSUMPTIONS AND CONDITIONS

- A. Work day hours allowed by City of Boston on public ways are 9:30am-3:30pm in most areas. However, on main arterial roads work hours may have to be from 7pm-7am.
- B. No Rock Coring required, but access through sidewalks will require coring that is incidental to the work.
- C. Driller's will leave each drilling site clean of soil, mud, and concrete spillage; and with the Roadway Box set level to sidewalk.
- D. This quantity estimate assumes that well installation will require 8 hours per day per drill rig for Police Detail, but contractor is responsible for actual rate of installations.
- E. No standby time allowed due to restricted work hours, media coverage/political events, blocked areas, or utility clearance issues.
- F. PIC authorizations and building permit to be arranged for by the Boston Groundwater Trust (BGWT).
- G. No separate reimbursement for vacuum truck use in probing through a depth of 8-ft. to clear utilities.
- H. Backfill and cold patch the vacuum holes until the drill rig reaches those borings, to commence installation.
Do not vacuum more locations ahead of drilling work than will be worked on in the following three days.
- I. Street opening permits are required but, City of Boston has agreed to waive Street Opening Permit Fee.
- J. Separate Utility Clearance and no parking signs needed, and are to be obtained by the drilling contractor.
- K. No measurement or separate payment will be made for the split-spoon sample taken during drilling or at bottom of drillhole.
Depth measured for 4-in diameter hole shall not include depth of final split-spoon sample.

TABLE II



P.O. Box 165, Derry, NH 03038

Invoice

Date	Invoice No.
6/28/2021	30087

Client:

Boston Groundwater Trust
 Attn: Accounts Payable
 229 Berkeley St., Suite 410
 Boston, MA 02116

Job Site:

Observation Well Installation
 Lower Beacon Hill, Back Bay, South End,
 Leather District area of Boston
 BGWT PM: Christian Simonelli

NEBC Job No.	Terms	Start Date	End Date	
177811	2% 10 days/Net 30	6/8/2021	6/24/2021	
Qty	Description	Rate	Unit	Amount
1	(Item No.1) Mobilization and Demobilization	3,500.00	Event	3,500.00
278	(Item No.3) 4-in dia. Cased Overburden Drilling	105.00	Foot	29,190.00
278	(Item No.5) 2-in dia. well (Sch 40 PVC) Installed	14.50	Foot	4,031.00
15	(Item No.6) 6-in dia. Buffalo Roadway Box and Installation	205.00	Each	3,075.00
1	(Item No.7) Utility Clearance	1,750.00	Event	1,750.00
8	(Item No.9) Police Detail	75.00	Hour	600.00

Please Remit all Payments to: New England Boring Contractors P.O. Box 165 Derry, NH 03038 EID No. - 02-0427589	Total	\$42,146.00
	Payments/Credits	\$0.00
	Balance Due	\$42,146.00

Phone: (603) 437-1610

Fax: (603) 437-0034

Website: www.NEBoring.com

EXECUTIVE DIRECTOR'S REPORT

July 15th, 2021

1. **Readings** – Started our fourth set of readings for 2021.
2. **Meetings and Calls**–
 - a. Zoomed with Carolyn Bennett, BPDA, and her staff to discuss a potential website map upgrade. (5/19)
 - b. Attended scoping session via Zoom and wrote a comment letter for the proposed 109 Brookline Avenue project in the Fenway-Kenmore. (5/20)
 - c. Zoomed with David Urkevich, Assistant Director Office of Budget Management, regarding Federal grants from the Coronavirus State and Local Fiscal Recovery Funds established by the American Rescue Plan. (5/28)
 - d. Attended scoping session via Zoom and wrote a comment letter for the proposed Landmark Center Redevelopment project in the Fenway. (6/1)
 - e. Supervised the installation of observation wells. (6/8-6/24)
 - f. Testified before the Boston Zoning Commission with Bryan Glascock, BPDA, and Jeffrey Hampton, Senior Zoning Planner Executive Secretary for the Zoning Commission, for our GCOD amendments. (6/9)
 - g. Zoomed with Carl Nysten, Senior Account Manager, City Sector Team at Esri, to discuss a potential website map upgrade. (6/15)
 - h. Zoomed with Jay MacNulty, Senior Project Manager City of Boston, to review the Josiah Quincy Upper School Construction and GCOD compliance requirements. (6/17)
 - i. Attended the Natural Hazard Mitigation Plan (NHMP) public meeting via Zoom. (6/22)
 - j. Attended scoping session via Zoom to review the Draft Project Impact Report (DPIR) for 220 Huntington Avenue project in the Saint Botolph Neighborhood. (6/30)
 - k. Zoomed with Carl Nysten, Esri, and his team to review their initial ideas for a potential website map upgrade. (7/7)
 - l. Testified via WebEx Zoning Board of Appeals hearings in May and June.
 - m. Communicated with residents, engineers, & developers throughout the GCOD to discuss ZBA procedures and advised them on what they need to submit to meet the GCOD zoning.
3. **BluCloud Remote Monitoring Solution** – The 5 new units were manufactured and deployed. The units have been removed for maintenance and to standardize the cable length. The plan is to redeploy these units in the next couple of weeks.
4. **City & State Agency Updates**- All agencies will provide updates on their efforts to address groundwater at the next City-State Groundwater Working Group meeting on Thursday July 22nd.