

Staff Report

Devens Enterprise
Commission

Date: June 4, 2009

To: Devens Enterprise Commission

From: Peter Lowitt, Director and Neil Angus, Staff Planner

RE: Quarterly Project Updates

PREVIOUSLY PERMITTED PROJECT UPDATES:

BMS – Temporary Certificates of Occupancy (CO's) have been granted for the Central Utilities Building, Warehouse, Parking Garage and Lab Office Buildings. The Waste Water Pretreatment Plant is up and running. BMS has over 215 employees on-site now and Parsons has around 100 as construction winds down on the remaining buildings. The Manufacturing building still has a lot of interior work as this is a highly complex structure. Site stabilization and landscaping are continuing and the entrance wall is almost complete. Landscaping performance bond has been posted to ensure all remaining landscaping and site stabilization occurs in a timely manner.



Manufacturing Building beside existing water tower – April 2009



Inside Lab Office Building – Workstations – April 2009

BMS and Parsons continue to attend to perimeter erosion controls, tree protection fencing and on-site best management practices for construction. Weekly inspectional meetings and monthly construction/operation coordination meetings will continue until final CO's are issued.

Patton/Marne Road Re-alignment – Re-alignment completed. Final paving and striping completed. Landscaping completed. Wetland creation – on-going monitoring continues to ensure proper hydrologic conditions and habitat restoration. Culvert was found to be set incorrectly (sag in middle trapping debris and obstructing flows), however the contractor has repaired this without any impact to stream flows. Beaver activity in this area appears to have quieted down (they've moved downstream to the intersection of Patton/Barnum/Saratoga).



View of created wetland area

Evergreen Solar – Still operating both phases under temporary CO's. Landscaping continues and the contractor is maintaining erosion and sediment control until permanent stabilization is established. The DEC is holding a performance bond for completion of the landscaping. Noise continues to be an issue however the DEC's Noise Consultant has released an interim report which has identified the key sources and suggested immediate and long-term solutions. DEC Staff have expedited resolution of the noise issues and issued a second notice of violation. All updates are available on the DEC's website www.devensec.com. A shared parking arrangement is in place with Media News as construction continues and operations continue to increase.



Newly landscaped front parking lot and entry



Thermal Oxidizers in rear utility yard.

As previously mentioned, there have been some chemical spills and violations of operating procedures. Staff and the Devens Fire Department have met with Evergreen staff to ensure appropriate measures are in place to prevent these incidents from reoccurring. Monthly construction and operation coordination meetings are now being held to help deal with any issues that arise from now till the close out of this project.

Barnum Road Reconstruction – Construction on the Barnum Road upgrades continues. Paving is nearing completion. Sidewalks and curbing are complete for most of the roadway. There is still some drainage and utility work that needs to be completed. Culvert replacement at the intersection of Saratoga, Barnum and Patton is expected to be completed this summer. Most exposed areas along Barnum have been finish graded and hydroseeded and landscape planting are being installed. Erosion controls are still in place however stabilization of a grass-lined swale is required. The berm in front of Pan Am/Guilford has finally been planted and stabilized and Evergreen is finish grading the berm on their side of Barnum Road.



Planted landscape berm screening Pan Am Intermodal Facility along Barnum Road

Systems H20/Magna Motion – This project was initially phased and the owner decided to construct the entire building at once. The structure is fully up and a final CO has been issued. Parking and landscaping are completed.

Pan-AM Intermodal – The Fire Chief has requested interior transformers be removed for safety/fire code, building and electrical code concerns. These transformers contain PCB's and must be disposed of and handled properly. As this facility is partially within a Zone II water resource protection (WRP) district, proper containment, handling and disposal is critical. Pan AM is cooperating with the removal request.

AFRC – Barnum Road – Development is underway as site work and foundation preparations continue. The project includes over 275,000 sq.ft. of building construction (8 buildings) to accommodate a consolidated facility for both the Army National Guard and the Devens Reserve Forces Training. Over 32 acres of this 54 acre previously developed site will be impervious – a reduction of just under 3 acres. The stormwater management system is being totally redesigned. All erosion controls are in place and functioning effectively. J&J contractors and

Army cont....

SMMA have developed a detailed SWPPP and Environmental Protection Plan that addresses groundwater protection and natural resource preservation. As previously mentioned, the Army has modified this project to keep all activities outside of the Zone 1 WRP areas. Numerous stormwater management controls have been implemented to protect groundwater, while providing on-site treatment and local groundwater recharge.

Devens Recycling Center – During routine inspections, staff discovered a significant number of dumpsters being stored outside the facility. These were empty C&D containers. The area was being used as a pick-up location for Devens Recycling Customers. The original Unified Permit for the facility did not include any outdoor storage. Upon notification, Devens Recycling Center complied and removed the dumpsters promptly. As part of their upcoming Unified Permit amendment, Devens Recycling will be seeking approval to be allowed to store empty C&D dumpsters outside of the enclosed facility.



Devens Common Phase II - The construction of the Hilton Garden Hotel has commenced and the foundation is being constructed. A considerable amount of material was removed from the site to prepare the grades. Over 70,000 cu.yds of material has been removed to date (to the wastewater treatment plant site – stabilizing the banks of the rapid infiltration beds). At the height of earth removal, there were 20 trucks operating moving upwards of 7,500cu.yds. per day. Majority of removal is complete and only minor amounts will be removed now. Drainage for this project required the construction of a new detention pond near Robbins Pond. That work is still underway. All erosion and sediment controls are functioning and staff has requested additional controls to properly contain all exposed areas and reduce offsite impacts. The contractor remains diligent in addressing these issues.

Jackson Road Electrical Duct Bank – Clearing has commenced for construction of the 69kV electrical line that will feed the new substation proposed off of Cavite Street. As the proposed line was located within 100 feet of Willow Brook, the DEC reviewed this project and supported Staff's Negative Determination of Applicability (no permit required) as most work was within the road, along the shoulder or outside of the 100-foot buffer area. The Negative determination was approved with the conditions that all erosion controls be installed and no stockpiling or dewatering or riparian vegetation removal adjacent to the stream corridor. Staff inspected all controls and they were properly installed to contain all construction.



Tree removal along Jackson Road near Verbeck Gate

Shebokin Well Replacement and New Well – Redevelopment of the replacement well an associated pump house is underway, along with investigatory work to explore the possibility of a back-up well in this vicinity. Pump testing for the replacement well is complete and the discharge water was released to Mirror Lake with no erosion or sedimentation occurring - as opposed to the previously proposed upland discharge which may have caused significant erosion due to the quantity of water (over 6.5 million gallons of clean groundwater). Staff monitored the pumping test and found no issues.



Pump test groundwater discharge to Mirror Lake

OTHER UPDATES:

Green Building Roundtable – The previous green roundtable session in January discussed the embodied energy of existing buildings and how these can be the greenest of the green buildings. The most recent quarterly green building roundtable session was on Zero-Energy Buildings. In this session we discussed some of the latest advancements in energy efficient building design. Participants shared their experiences with implementing cost-effective solutions to constructing and renovating buildings to maximize energy efficiency. Carter Scott from Transformations, Inc. gave a great overview of how he is building Zero-net energy homes today in nearby Townsend. We went over proposed changes to the MA building code, as well as a look at the final report from the Governor's Zero-Net Energy Building Task Force—two steps Massachusetts is taking to help lead the path towards zero-energy building and the goal of meeting our carbon reduction targets by 2030. We also touched on passive survivability and plus-energy buildings that are essentially becoming decentralized power suppliers. The next Green Building Roundtable is on July 10, 2009 and will be on Passive Energy Building Design.

Web Updates – The DEC Website continues to be updated with the latest Agendas and information on Devens. The News and Events page has been updated and includes information on Evergreen's noise violation. There is also a link to a current map of Devens along with a guided tour of some of the social, economic and environmental attributes that businesses and organizations at Devens have implemented to further the sustainability of their business and Devens as a whole www.devensec.com. The EcoStar website has also been updated with the same tour map, updated information on the latest roundtables, along with a library of resources and info. from past roundtables. Check it out at www.ecostardevens.com and follow the links to the Roundtables.

UPCOMING PROJECTS:

Auman/Bates Sustainable Housing Project – MassDevelopment is currently preparing an RFQ for Sustainable Workforce housing project on about 2 acres of land at the end of Auman Street. The idea is to design and build the most energy-efficient and self sustaining housing with a price range relevant to the workforce that Devens is attracting and that may become a model for any future housing development at Devens or in the Commonwealth.