



Rebecca L. Tepper, Secretary of Energy and Environmental Affairs
Frederick A. Laskey, Executive Director, MWRA
William Meehan, North Worcester County Quabbin Anglers, Quabbin Fishermen's Association
John Sanchez, MWRA Advisory Board
Fred Heyes, Swift River Valley Historical Society

Water Supply Protection Trust
February 14, 2024
Virtual Meeting conducted via Webex

Trustees

Frederick A. Laskey, Executive Director, MWRA
Matthew Romero, Executive Director, MWRA Advisory Board (Designee for John Sanchez, MWRA Advisory Board)
Vandana Rao, Executive Office of Energy and Environmental Affairs
Brigadier General William J. Meehan, North Worcester County Anglers and Quabbin Fishermen's Association
Fred Heyes, Swift River Historical Society

MWRA

Dave Coppes, Chief Operating Officer
Rebecca Weidman, Deputy Chief Operating Officer
Valerie Moran, Director of Waterworks
Carolyn Francisco-Murphy, General Counsel
Mike Altieri, Associate General Counsel
Thomas Durkin, Director of Finance
Matt Horan, Deputy Director of Finance
Colleen Rizzi, Director, Environmental and Regulatory Affairs
Katie Ronan, Chief of Staff
Sean Navin, Director of Public Affairs
Michael Cole, Budget Director
James Coyne, Budget Manager
Stephen Estes-Smargiassi, Director, Planning & Sustainability
John Gregoire, Reservoir Operations Program Manager
Hillary Monahan, Project Manager, Environmental Permitting

MWRA Advisory Board

Christine Bennett, Research & Policy Analyst, MWRA Advisory Board
Nathan Cote, Policy & Finance Co-Op, MWRA Advisory Board

DCR

John Scannell, Director, Division of Water Supply Protection
Dan Clark, Regional Director, Quabbin/Ware Region
Trish McNally, Budget Manager
Joel Zimmerman, Watershed Planning Coordinator
Scott Campbell, DCR Regional Engineer

WSCAC

Moussa Siri, Executive Director

Other

Clayton Sydla, Quabbin Fisherman's Association

The meeting was convened at 1:00pm.

- 1. Welcome and Introductions** – Trustee Laskey welcomed attendees, introduced himself as the Chair and called the February 14, 2024 meeting of the Water Supply Protection Trust (WSPT) to order.

The Trustees, as well as several MWRA and DWSP staff, attended the virtual meeting via Webex. Trustee Laskey noted that pursuant to Chapter 20 of the Acts of 2021 and subsequent acts extending certain COVID-19 measures adopted during the state of emergency, the meeting was being conducted via remote participation and would be recorded. It was noted that Matthew Romero, Executive Director of the MWRA Advisory Board, would be standing in for Trustee Sanchez for the duration of the meeting.

Carolyn Francisco-Murphy called the roll to establish attendance and a quorum.

- 2. Approval of the Minutes** – A motion was made by Trustee Heyes and seconded by Trustee Rao to approve the December 14, 2023 WSPT meeting minutes. Carolyn Francisco-Murphy called the roll and the minutes were unanimously approved by the Trust.
- 3. Quabbin Administration Building Roof Replacement** – John Scannell, Director of the DCR Division of Water Supply Protection (DWSP), shared an update on the need for roof replacement at the Quabbin Administration Building. Mr. Scannell noted that occasional small leaks have occurred intermittently over the last few years, though increasingly serious leaks in the roof have now rapidly developed due to the extremely wet year we have had. A roofing contractor was hired to assess the damages and recommended that repairs be urgently addressed.

Dan Clark, DCR Regional Director of the Quabbin/Ware Region, then shared a presentation on the background, repair history, and current conditions of the Quabbin Administration Building:

- Background: Building was constructed around 1938; Original low slope roof 5-ply tar and gravel built-up; Steep slope roof original slate tiles; 6 chimneys
- Repair History:
 - Low slope roof replaced in 2013
 - Original roof removed to the Gypsteel planks
 - Insulation and fiber board added
 - New copper edge metal installed
 - Self-adhering membrane applied to transition between low slope and slate
 - NW chimney struck by lightning in 2014 and repaired
 - New drain weephole installed in SW and SE chimney (2017)
 - All 3 “dummy” chimneys have internal water collection trays and weep holes
 - Weeps covered by new 2013 roof; weep tubes extended
- Chimney Leak Issues: Internal drain collection pan, external drain tube, thru-flashing weeps, chimney deterioration, internal drains prone to clogging
- Building assessment – 2020
 - HKT conducted an exterior envelop analysis of the QAB in 2020 that included: Exterior review – masonry and cast stone, Windows and doors, Lintels, Sealants, Roofs, Gutters, downspouts, Sidewalks, Ironwork
 - Building assessment – 2020: Roof Recommendations - 4 chimneys should be demolished and rebuilt, replace slate roofing, replace gutters and downspouts, along with cornice, soffit and crown moldings

December 2023 Quotes from roofing contractor:

- Main building (12/18/2023): New slate roof, New flat roof, New copper gutters and downspouts, Masonry work for 4 chimneys: **\$525,000**
- Annexes (12/26/2023): New slate roof, New copper gutters and downspouts, Masonry work for 2 chimneys: **\$531,810**
- Since December quotes:
 - List of questions/clarifications sent to roofing contractor on hazardous material abatement, consideration for future exterior renovations, gutters, chimneys
 - Follow-up visit by roof contractor on 1/6/2024; brought along mason expert, closer inspection of chimneys, more detailed scope of work = more accurate quote. Still waiting on updated quote

Mr. Clark explained that the roofing contractor provided two separate quotes for the main building and two annexes. He noted that the total is about \$500,000 for each, and recommended replacing the entire roofing system. Mr. Clark stated that a scheduled follow-up visit by the roof contractor and a mason expert will result in a more detailed scope of work, and that DCR expects to receive an updated quote in the coming week.

Trustee Laskey expressed concern regarding the cost estimate and whether it would be premature to vote prior to receiving a final quote. Trustee Romero seconded this concern, noting that he would prefer to see the final numbers before voting.

Trustee Laskey further inquired about oversight or approval from DCAMM to move forward with the construction project. Mr. Scannell responded that DCR already has a DCAMM-authorized, multi-year roofing contract, and that the Quabbin Administration Building roofing work would be completed under that existing contract.

There was discussion among the Trustees and agency staff regarding the estimate and if it might change. Mr. Scannell emphasized that the bulk of the work is encompassed in the \$1,060,000 estimate. Trustee Romero noted that another WSPT meeting should be scheduled upon DCR's receipt of the updated quote. Trustee Rao agreed and expressed interest in holding an additional Special Meeting of the Trust to continue the conversation.

Trustee Romero made a motion to table the discussion until receipt of an updated quote for the Quabbin Administration Building roof replacement. The motion was seconded by Trustee Heyes. Carolyn Francisco-Murphy called the roll. The Trustees unanimously voted to approve the motion.

A motion was made to adjourn the meeting by Trustee Heyes. The motion was seconded by Trustee Rao. Carolyn Francisco-Murphy called the roll. **The Trustees unanimously voted to adjourn the meeting at 1:32pm.**