

**ARTICLE 14.** To see if the Town will vote to **appropriate \$336,000** to be expended under the direction of the Elementary School Committee, to engage consulting, Licensed Site Professional and engineering services **to supplement the funding for Harry Lee Cole School & Spofford Pond School Site Renovation Projects design, as authorized by the vote taken under Article #6 of the September 12, 2020 Annual Town Meeting to fund costs associated with testing, study, report preparation and establishment of health and safety measures related to the discovery of arsenic, and any other contaminants, in the soils in certain locations at the Harry Lee Cole School and undertake other services as necessary,** including any incidental or related expenses, and to meet this appropriation, authorize the Treasurer with the approval of the Select Board to borrow under and pursuant to Massachusetts General Laws Chapter 44, Section 7, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, section 20 of the General Laws, thereby reducing the amount to be borrowed to pay such cost by a like amount; and to authorize the Chief Procurement Officer and the Elementary School Committee to enter into any and all agreements and execute any and all instruments as may be necessary on behalf of the Town to effectuate the execution of said Project; provided further that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount received prior to the issuance of any bonds or notes under the authority of this vote; or take any other action thereon.

Sponsored and supported by the Elementary School Committee and Select Board Finance Committee to make recommendation at Town Meeting

**MOTION:** I move to borrow and **appropriate \$336,000** to be expended under the direction of the Elementary School Committee, to engage consulting, Licensed Site Professional and engineering services **to supplement the funding for Harry Lee Cole School & Spofford Pond School Site Renovation Projects design, as authorized by the vote taken under Article #6 of the September 12, 2020 Annual Town Meeting to fund costs associated with testing, study, report preparation and establishment of health and safety measures related to the discovery of arsenic, and any other contaminants, in the soils in certain locations at the Harry Lee Cole School and undertake other services as necessary,** including any incidental or related expenses, and to meet this appropriation **as described in and in accordance with Article #14 of this warrant.**

**COMMENTS:** As part of the ongoing design of the new parking lot and stormwater drainage program at Cole School, soil tests were completed and reportable concentrations of arsenic were discovered. The arsenic was only discovered in certain areas around the school and **NO ARSENIC AT ALL** was discovered in the drinking water.

The arsenic could be naturally occurring in the soils in the area, it could have been a result of the farming in the area prior to the property being a school and/or it could have been in soils brought to the site. (BOH regulations now require soils be tested that are brought to construction sites in Boxford).

The concentrations discovered to date, while reportable, do not create a human health risk to the students or staff at the school. The testing conducted to date does not indicate a need to remediate or remove any of the soils. However, enhanced safety measures for the contractors will be required when the parking lots are rebuilt and the soils are disturbed.

The costs of the study of the hazardous waste are very high as multiple testing is required and many hours of expensive hazardous waste engineering is required to complete the study and prepare the reports and safety plans for approval by the Department of Environmental Protection.

## Kathleen Benevento

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**From:** Michael White <mew01921@comcast.net>  
**Sent:** Wednesday, May 19, 2021 9:34 AM  
**To:** Kathleen Benevento  
**Subject:** Fwd: School Site Projects

Sent from my iPhone

Begin forwarded message:

**From:** Michael White <mew01921@comcast.net>  
**Date:** May 19, 2021 at 9:10:16 AM EDT  
**To:** Carol Hubbard <chubbard@boxfordschools.org>  
**Subject:** Re: School Site Projects

Carol,  
Many. Thanks for this.  
Much more clear, to say the least. I am traveling to Austin today but should have time to call while waiting. But now I have to run and get ride.  
Best  
Michael

Sent from my iPad

On May 19, 2021, at 9:01 AM, Carol Hubbard <chubbard@boxfordschools.org> wrote:

Hi Michael,

I wanted to touch base on the deliberations that were held last night by the BSC, and to bring you up to speed on where the Site Renovation Projects are -  
I apologize for not having a number to you ahead of your meeting and was not trying to broadside anyone, but some of the proposals were still being discussed between our people and Weston and Sampson late last week.  
Would you have time today to discuss?

Background: Arsenic at DEP reportable concentrations was found at Cole during existing-conditions soil testing, which has led to environmental work to determine the extent and risk of any issue.

To date, we have \$198K in arsenic-finding-related costs, a combination of work to date, and projected additional work. This has come to us in 3 proposals from W&S. Roughly: 25K (Soil work initial), 133K (Further testing at direction of LSP), 40K (Adjacent Ball Field testing, also at direction of LSP).

On Monday night, the BOS put in a placeholder of 200K into the warrant to cover supplemental funding. This would cover the entirety of those proposals.

The schools feel that between the 2 projects, there is likely to be further contingency needed around this same issue. Tuesday's BSC vote was to approve warrant article language asking for supplemental funding in the amount of \$336K.

To get to \$336K:

- original project costs : \$388K, includes all known other contingency costs (we have projected some peer review costs of \$50K, but we'd absorb),
  - environmental work we cannot absorb with our remaining contingency: \$191K
  - currently anticipated costs : \$579K
  - 25% of currently anticipated costs: \$145K
- $\$145K + \$191K = \$336K$

Any unused funds would be returned to the Town or rolled into the project once construction phase begins.

908-432-3991

Thanks,  
Carol

Carol Hubbard  
Boxford School Committee  
[chubbard@boxfordschools.org](mailto:chubbard@boxfordschools.org)