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# RHS FIBER (DATA) FEED TO WONDERLAND SITE

- Comm-Tract Corporation is Revere's proprietary vendor for fiber/data services (via the Massachusetts Operation Service Division Contract ITC-71)
- The scope of this proposal will extend the City's existing fiber service loop to the Wonderland site and provide data for the construction trailer complex
- Comm-Tract will be re-engaged as the new building approaches completion to provide a proposal to pull fiber into the new building
- Services included in this proposal include surveying, engineering, design, project management, system installation and documentation and total \$24,382.75
- These costs will be borne by the RHS Project total project budget and be the first commitment against the budget line 0601 0000 Utility Company Fees (\$300k budget)

## *Proposed Motion:*

*Motion to approve Comm-Tract Corporation proposal dated February 28, 2025 to provide initial fiber/data services to the Wonderland site in the amount of \$24,382.75.*



Scope of Work  
 Revere New HS Construction Trailer FOC Connection  
 Fiber Optic Cable Services

Prepared by:	Comm-Tract Corp 235 Summer Road Building #4 Boxborough, MA 01719	Contact: Telephone: Fax: Email:	Rod Jenks 781-890-5070 x6927 781-890-0105 <a href="mailto:rjenks@comm-tract.com">rjenks@comm-tract.com</a>
Date:	February 28, 2025		

Project Name:	Revere New HS Construction Trailer FOC Connection
Project Type:	Fiber Optic Services

<b>Bill To:</b> Company: Address:	City of Revere Public School Department 101 School Street Revere, MA 02151	<b>Ship To:</b> Company: Address:	City of Revere New HS Construction Trailer 190 Veterans of Foreign Pkwy Revere, MA
Contact Name: Phone: Fax: Email:	Jon Ferrara – Network Manager 781-485-8454 781-333-2109 <a href="mailto:jferrara@reverek12.org">jferrara@reverek12.org</a>	Contact Name: Phone: Cell: Email:	Jon Ferrara – Network Manager 781-286-8226 781-485-2758 <a href="mailto:jferrara@revere.mec.edu">jferrara@revere.mec.edu</a>

Description of Work
<p>The objective of this project is to provide fiber optic cable link between the New High School Project Construction Trailer and the City of Revere system to facilitate internet connection.</p> <p>In addition, this FOC Link is designed to accommodate the extension of the city FOC into the New HS under a separate scope of work in the future.</p> <p>Our response is based upon:</p> <ul style="list-style-type: none"> <li>• Request received on 10/30/24 via email (LeftField PM)</li> <li>• Additional project detail received on 10/30/24 (LeftField PM)</li> <li>• Zoom meet of 02/18/25.</li> <li>• Additional project detail received on 02/25/25 (Revere IT)</li> </ul>

Scope of Work  
Revere New HS Construction Trailer FOC Connection  
Fiber Optic Cable Services

Key elements to this project:

- Required installation of the FOC is Spring/Summer 2025.
- Engineer & Re-Direct existing fiber strands as agreed upon.
- New single mode fiber optic cable to the Construction Trailer.
- Utilized existing aerial and/or underground infrastructure systems for FOC placement.

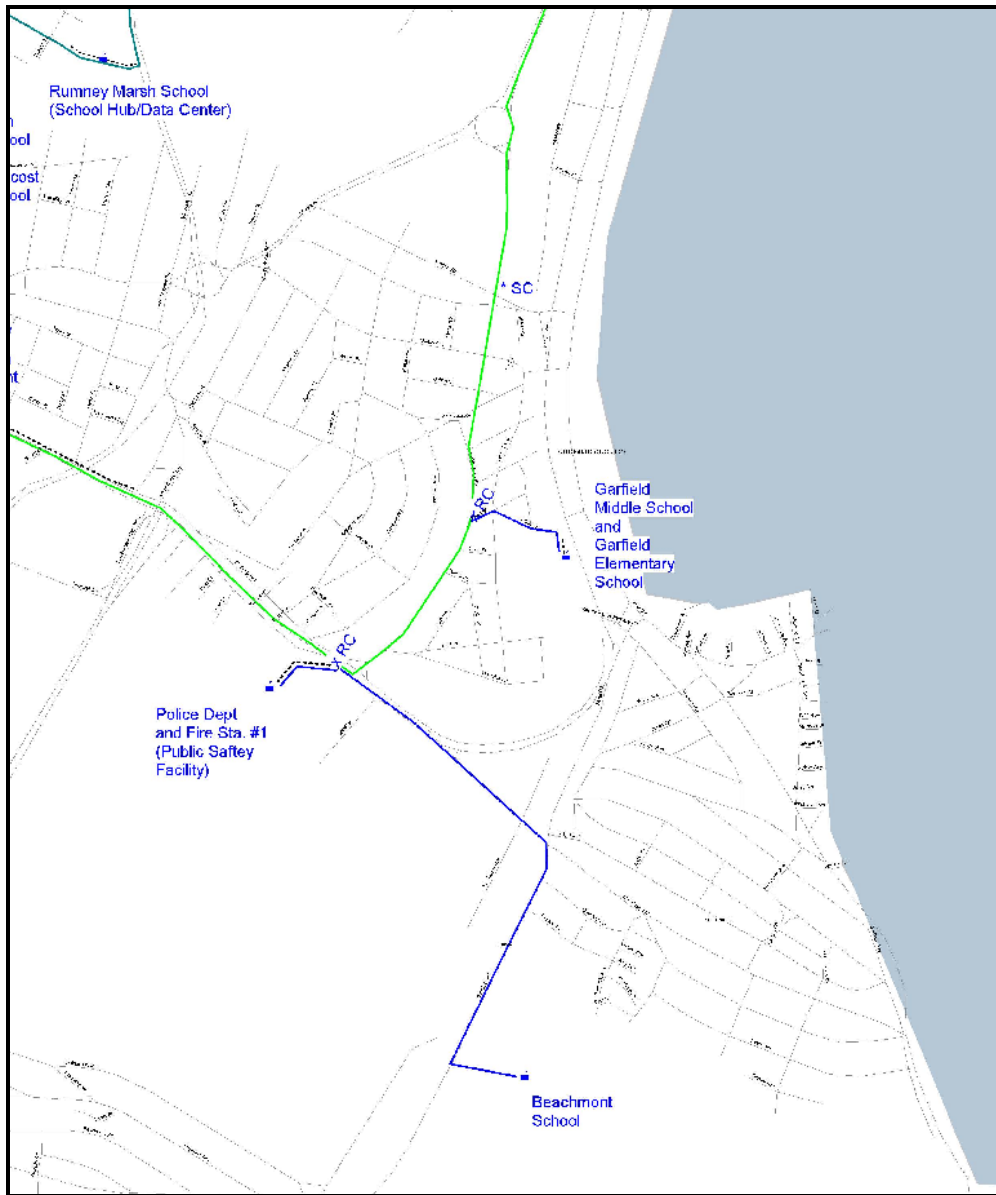
**Area of the Project**





Scope of Work  
Revere New HS Construction Trailer FOC Connection  
Fiber Optic Cable Services

**Existing City Owned FOC in Area**





Scope of Work  
Revere New HS Construction Trailer FOC Connection  
Fiber Optic Cable Services

**New FOC Plan**





Scope of Work  
Revere New HS Construction Trailer FOC Connection  
Fiber Optic Cable Services

1. Comm-Tract will re-direct (4) of the (24) fiber optic strands currently connecting the Beachmont Veterans Memorial School to the FOC System to facilitate the New HS Construction Trailer for internet connection. This design will re-direct 2-strands around each side of the backbone rings (Sever & Protect) routes to the designated Head End location.
  - 1.1. Furnish and install a 24-strand of single-mode fiber optic cable suitable for the application between the New HS Construction Trailer and a strategic point in the system.
    - 1.1.1. Prepare both ends for splicing and termination tasks.
  - 1.2. At the strategic splice point:
    - 1.2.1. Identify the engineered fiber strands allocated for the project.
    - 1.2.2. F&I an adequately sized splice case.
    - 1.2.3. Ring cut engineered fiber strands to system.
  - 1.3. At the New HS Construction Trailer:
    - 1.3.1. Dress FOC into trailer to termination point.
    - 1.3.2. F&I a fiber termination housing/panel as needed.
    - 1.3.3. Terminate (4) strands as engineered with SC/PC or LC/PC solution. Solution to be confirmed prior to the installation.
    - 1.3.4. Label all FOC, fiber optic housings and ports accordingly.
  - 1.4. At the Rumney Marsh Data Center:
    - 1.4.1. Re-Label the (4) fiber strands that will serve the New HS Construction Trailer accordingly.
  - 1.5. At the Beachmont School:
    - 1.5.1. Re-Label the (4) fiber strands that will serve the New HS Construction Trailer accordingly.
  - 1.6. OTDR test all strands between the Head End and the New HS Construction Trailer.



Scope of Work  
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Fiber Optic Cable Services

2. **Project Documentation:**

- 2.1. Update the System Route Map
- 2.2. Update System Fiber Chart

3. **Project Notes –Assumptions-Exclusions:**

- 3.1. All Single-mode fiber optic cables suitable for its application.
- 3.2. Utilizes the allocated “Municipal Space” for utility pole aerial attachment and/or underground facilities where applicable.
- 3.3. Assumes infrastructure into Construction Trailer is existing.
- 3.4. Comm-Tract will perform during normal business hours – Monday through Friday, 7:00 a.m. to 5:00 p.m., unless otherwise specified in the Description of Work.
- 3.5. All work areas will be free and clear of any obstructions that would prevent or delay work from occurring.

4. **Project Exclusions:**

- 4.1. Costs associated with required police details.
  - 4.1.1. Estimated detail hours **is 24.**
- 4.2. New building mast assemblies.
- 4.3. New utility poles.
- 4.4. Underground conduit construction and/or repair.
- 4.5. ISP conduit or raceway systems.
- 4.6. Costs for taxes, permits and/or bonds.
- 4.7. Patch cords.



Scope of Work  
Revere New HS Construction Trailer FOC Connection  
Fiber Optic Cable Services

5. **Customer Responsibilities:**

- 5.1. Cost of police details. Comm-Tract will coordinate and instruct Police Dispatch to invoice the city directly, unless otherwise instructed.
- 5.2. Staging area coordination.
- 5.3. Access to all work areas without delay.
- 5.4. All work areas are free and clear for purposes of installation of all tasks.





Scope of Work  
Revere New HS Construction Trailer FOC Connection  
Fiber Optic Cable Services

**Special Terms**

- This project can be implemented under the terms and conditions of the **Massachusetts State OSD Contract ITC-71**
- Project Cost is valid for 60 days from the date of this document.
- The Project Price assumes the installation to be completed in one deployment. If any site is not ready for installation and requires a second deployment, additional charges may apply.
- Excludes any taxes, permits and/or bonds.
- Comm-Tract makes every effort to identify any issues that could affect the Scope of the project. However, once work commences, special conditions may arise that could affect the pricing. Should this occur, Comm-Tract, through its Project Manager, will identify the issues and resolve them with Customer.
- Project Price is based upon each location being free and clear of any obstructions that would prevent work from occurring.
- Comm-Tract will perform during normal business hours – Monday through Friday, 7:00 a.m. to 5:00 p.m., unless otherwise specified in the Description of Work.
- Customer hereby agrees to the terms and conditions set forth in the Scope of Work by signing below or issuing a Purchase order referencing this Scope of Work.



Scope of Work  
 Revere New HS Construction Trailer FOC Connection  
 Fiber Optic Cable Services

**Project Financial Summary**

Description	Cost
• Survey, Engineer & Design:	\$ Included
• Project Management:	\$ Included
• System Installation:	\$ Included
• Documentation:	\$ Included
<b>Total:</b>	<b>\$ 24,382.75</b>

**Typical Project Billing Schedule**

Item	Billing Description	Calculation	Amount	Due
1	Mobilization & Material Procurement.	Project Cost x 30%	\$ 7,314.83	Upon receipt
2	65% of Labor & Material Contract Cost for Progress	Project Cost x 65%	\$ 15,848.79	Upon Receipt
3	5% Final Balance	Project Cost x 5%	\$ 1,219.14	Upon Receipt
<b>Total for Project:</b>			<b>\$ 24,382.75</b>	

<b>Customer Name:</b>	City of Revere Public School Department
<b>Authorized Signature:</b>	
<b>Name:</b>	
<b>Date:</b>	
<b>Purchase Order #:</b>	

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# RHS FIBER (DATA) FEED TO WONDERLAND SITE

- To ensure proper integration to existing School and City security systems, the RHS Project is proposing to approve the below systems related to security as proprietary specifications
- This approval will prevent differing systems being proposed by future bidders that might not work in harmony with existing systems and protocol managed by the School, IT Staff, and First Responders
- The items include:
  - Access Control System: LenelS2 OnGuard
  - Video Management System: Genetec OmniCast Video Management System
  - Intrusion Detection System: Honeywell
  - Video Intercoms: Aiphone IX Series
  - Video Management Cameras: Axis Communications

## *Proposed Motion:*

*Motion to approve the following security systems as proprietary specifications for the Revere High School Project: LenelS1 OnGuard for the Access Control System, Genetec OmniCast for the Video Management System, Honeywell for the Instruction Detection System, Aiphone IX Series for the Video Intercoms, and Axis Communications for the video Management Cameras,*

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# RHS PERKINS EASTMAN AMEND. 4 – SOIL MONITORING SERVICES

- Services are required to support construction by an independent licensed site professional firm who can provide reports and on-site monitoring for actions related to soil disturbance
- The proposed services include additional subsurface investigations and testing to refine the extent of area requiring excavation, establishment of a pre-characterization and RAM plan, provide DEP tier classification submittals and specifications, and support Phase 1 site demolition land disturbances
- An additional proposal will be established as Phase 1 site demolition proceeds to support the remainder of construction
- It is proposed that these services be funded by the Owner's Soft Const Contingency (budget line 0801 0000), which requires a Budget Revision Request (BRR) to move the funds from contingency to the Perkins Eastman contract

## *Proposed Motion:*

*Motion to approve Perkins Eastman Contract Amendment #4 and BRR-6 for Sanborn Head services relating to soil testing, reporting and on-site monitoring totaling \$121,990*

**CONTRACT FOR DESIGNER SERVICES**

**AMENDMENT NO. 4**

**WHEREAS**, the City Of Revere (“Owner”) and Perkins Eastman (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services in association with the design of the Revere High School Project (Project Number 201802480505) (the “Project”) on February 25, 2021; and

**WHEREAS**, the scope of work of Amendment No. 3 is summarized in the attached Proposal from Perkins Eastman dated May 24, 2024 and

**WHEREAS**, Designer Contract Amendment #2 was approved by the City of Revere on March 27, 2024; and

**WHEREAS**, Designer Contract Amendment #3 was approved by the City of Revere on March 29, 2024; and

**WHEREAS**, effective as of March 24, 2025, the parties wish to amend the contract, as amended:

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform extended basic services Soil Testing as outlined in the Perkins Eastman Proposal & Sanborn, Head & Associates, Inc.’s proposal for the total amount of \$121,990, pursuant to the terms and conditions set forth in the Contract, as amended
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the Fee for Basic Services shown below:

<b>Fee for Basic Services</b>	<b>Original Contract</b>	<b>Previous Amendments</b>	<b>Amount of This Amendment</b>	<b>After This Amendment</b>
Feasibility Study Phase	\$770,000	\$830,664	\$0	\$1,600,664
Schematic Design Phase	\$600,450	\$478,458.40	\$0	\$478,458.40
Design Development Phase	\$0	\$8,810,820	\$0	\$8,810,820
Construction Document Phase	\$0	\$11,012,230	\$0	\$11,012,230
Bidding Phase	\$0	\$1,100,000	\$0	\$1,100,000
Construction Administration Phase	\$0	\$15,400,000	\$0	\$15,400,000
Completion Phase	\$0	\$400,000	\$0	\$400,000
Reimbursable Services (Allowance)	\$100,000	\$1,307,300	\$121,990	\$1,529,290

<b>Total Fee</b>	<b>\$1,470,450</b>	<b>\$39,339,472.40</b>	<b>\$121,990</b>	<b>\$40,931,912.40</b>
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3. The Construction Budget shall be as follows:

Original Budget: \$TBD  
Amended Budget: \$412,006,854

4. The Project Schedule shall be as follows:

Original Schedule: Schematic Design Completion 4/26/2024  
Amended Schedule: Substantial Completion 5/26/2028

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract, as amended. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract, as amended, shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their respective authorized officers.

**OWNER:**  
CITY OF REVERE

Patrick M. Keefe Jr.  
(print name)  
Acting Mayor, City of Revere  
(print title)

By: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

**CITY OF REVERE FINANCIAL OFFICER:**

Approved as to form:  
Richard Viscay  
(print name)  
Director of Finance, Auditor, Budget Director  
(print title)

By: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

**DESIGNER:**  
Perkins Eastman

Daniel T. Coli, AIA, LEED AP  
\_\_\_\_\_  
(print name)  
Principal  
(print title)

By: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

**CITY OF REVERE PURCHASING AGENT:**

Approved as to form:  
Michael Piccardi  
(print name)  
Purchasing Agent  
(print title)

By: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

Dan Colli  
Perkins Eastman  
20 Ashburton Place, Floor 8  
Boston, MA 02108

March 11, 2025  
File No. 3251.005

Re: Contract Addendum No. 1 for Massachusetts Contingency Plan (MCP) Services  
Former Wonderland Dog Track and Future Revere High School  
190 VFW Parkway  
Revere, MA

Dear Dan:

Sanborn, Head & Associates, Inc. (Sanborn Head) is pleased to submit this contract addendum to Perkins Eastman (Client) to provide Massachusetts Contingency Plan (MCP) and additional subsurface investigation services for the former Wonderland dog track property located at 190 VFW Parkway in Revere, Massachusetts (Site). We understand that the Site will be the location of the future Revere High School. This addendum is based on the recommendations provided in our Summary of Phase II Subsurface Investigation Program letter dated November 27, 2024, our recent correspondence with you and our current understanding of the needs of the project. This contract addendum supersedes the contract addendums sent on January 10, 2025 and March 10, 2025.

Please note that this contract addendum does not include collection of pre-characterization soil samples to support construction or remediation activities in the tenant space (Release Tracking Number [RTN] 3-30721. We will prepare a contract addendum in the future for these activities, if requested.

### **PROJECT UNDERSTANDING**

Sanborn Head performed a Phase II subsurface investigation program in October/November 2024 to delineate the nature and extent of contamination in two areas of the Site associated with RTNs 3-30721 and 3-30722. These RTNs are associated with the following release conditions:

- RTN 3-30721 – Assigned due to the presence of fluorene in groundwater at a concentration above the RCGW-2 Reportable Concentration in monitoring well SH-104W, located in a former tenant yard used for truck and snowplow storage and maintenance.
- RTN 3-30722 – Assigned due to the presence of lead in soil at a concentration above the RCS-2 Reportable Concentration at location SH-107W, which was located in a maintenance garage within the southeastern portion of the former grandstand building.

The Phase II subsurface investigation program also evaluated two historical Recognized Environmental Conditions (HRECs) that were identified by CDW Consultants, Inc. (CDW) in their Phase I Environmental Site Assessment Report dated February 2023. The HRECs included the following:

- The former presence of an 8,000-gallon aboveground storage tank (AST) in the former boiler house.
- Two prior elevators that were present in the clubhouse, which may have contained hydraulic oil.

The results of the Phase II subsurface investigation did not identify a new MCP reportable condition at the Site. Based on the results of the investigation, we recommend additional subsurface investigations to further refine the extent of the contamination observed in the areas of the two Site RTNs such that Release Abatement Measure (RAM) Plans can be prepared to address soil contamination at each of the RTNs. We also recommend preparation of Phase I Initial Site Investigation (ISI) / Tier Classification submittals for the two Site RTNs. This contract addendum has been prepared on the basis of these recommendations. This contract addendum also includes additional MEPA and Notice of Intent support services as well as and preparation of a Removal and Management of Contaminated Soil specification.

#### **OBJECTIVE AND SCOPE OF SERVICES**

The objectives of this Contract Addendum No. 1 include the following:

- Perform subsurface investigations to refine the extent of the areas requiring excavation and determine if leachability treatment will be necessary;
- Collect pre-characterization soil samples within the area of RTN 3-30722;
- Prepare Phase I ISI / Tier Classification submittals to bring the two Site RTNs back into compliance with the MCP timelines;
- Prepare a RAM Plan for RTN 3-30722;
- Prepare up to two LSP Opinion letters to support off-Site soil disposal from the area of RTN 3-30722;
- Preparation of a Removal and Disposal of Contaminated Soil specification; and
- Additional MEPA and Notice of Intent support services.

The scope of services is described in more detail below.

#### **Environmental Borings and Soil Sampling**

Sanborn Head staff will visit the Site to mark the proposed boring locations which are shown on the attached Figure 1. Once the locations are marked, Sanborn Head will contact DigSafe. DigSafe requires 72 hours to mark out utilities in the areas of the proposed borings. We are assuming utilities have been shut off and that pre-clearing for utilities with ground penetrating radar (GPR) will not be required. We request that any available drawings that may show the locations of existing or former utilities be provided for our review prior to drilling.



Sanborn Head will retain a drilling subcontractor to perform two days of drilling to advance ten soil borings at the Site. The soil borings will be advanced using a track mounted GeoProbe® drill rig with direct push drilling methods. The proposed locations are shown on the attached Figure 1. Soil samples will be collected during the advancement of the soil borings with a Macrocore sampler. Samples will be collected continuously in five-foot intervals. Sanborn Head will provide a representative on a full-time basis to observe and log the subsurface conditions in the test borings, collect soil samples, and measure groundwater levels. Soil samples will be screened with a photoionization detector (PID) for potential volatile organic compounds (VOCs) and readings will be included on the boring logs. Our observations will also include indications of soil contamination (i.e., odors, staining).

Soil samples will be collected for laboratory analysis of volatile petroleum hydrocarbon (VPH) fractions with target VOCs, extractable petroleum hydrocarbon (EPH) fractions with target polycyclic aromatic hydrocarbons (PAHs), total lead and/or toxicity characteristic leaching procedure (TCLP) lead depending on the sample location. In the area of proposed excavation for RTN 3-30722, soil samples will also be collected for the pre-characterization suite of analyses. These analyses include VOCs, semi-volatile organic compounds (SVOCs), MCP 14 metals, polychlorinated biphenyls (PCBs), total petroleum hydrocarbons (TPH), pH, reactivity, conductivity, and ignitability. Based on the results of the metals analysis, TCLP analysis may be required to evaluate if the soil is a Resource Conservation and Recovery Act Characteristic Hazardous Waste. For budgeting purposes, we have assumed that four of the eight soil samples submitted for the pre-characterization suite of analyses will require TCLP lead analysis. Soil samples will be submitted to Pace Analytical Services (Pace) of Westborough, Massachusetts. Our budget assumes a standard laboratory turn-around time of five business days.

Please note that our scope assumes that drill cuttings will be placed back in the boreholes or left on the ground surface. Drill cuttings will not be transported across the Site. No drumming of soil is included in our scope; however, if we observe significantly impacted soil, based on visual or olfactory evidence, or PID readings, we will notify you and discuss options for containerizing the materials.

Sanborn Head will analyze the soil data and provide a summary email to the team that includes updated soil data tables and a figure showing the boring locations. The email will summarize our conclusions and next steps related to each RTN. The data collected will be included in a future RAM Plan for the soil excavation.

### **Phase I Initial Site Investigation (ISI) and Tier Classification Reports**

RTNs 3-30721 and 3-30722 are currently classified as Tier 1D disposal sites. Prior to performing response actions, we recommend that Phase I ISI and Tier Classification Reports be prepared on behalf of the City of Revere as an Eligible Person Seeking to Re-establish Response Action Deadline in accordance with 310 CMR 40.0570 for RTNs 3-30721 and 3-30722. Sanborn Head will prepare these submittals for each RTN using the available information and sampling data previously collected at the Site.



In accordance with 310 CMR 40.0483 of the MCP, Phase I ISI reports must discuss the Site background, a description of the release, Site hydrogeological characteristics, nature and extent of contamination, migration pathways, and exposure potential to indoor air, soil, groundwater, soil gas, preferential flow pathways, and surface water, and an evaluation for Immediate Response Actions. Tier Classification submittals must also be prepared for the Site RTNs and submitted to Massachusetts Department of Environmental Protection (MassDEP). We anticipate that the Site RTNs will be classified as Tier II since they do not meet the four inclusionary criteria for Tier I disposal sites.

We will prepare drafts of the reports for the City's review and comment. After we receive the City's comments, we will finalize the reports and submit to MassDEP using their eDEP online filing system. In addition, an authorized signatory for the City will need to e-sign the submittal using MassDEP's eDEP online filing system. Please note that public notifications (i.e., notices in the local newspaper) will also be required for these reports, and we have included an estimated cost for those in the budget for this task.

#### **Release Abatement Measure (RAM) Plan**

Sanborn Head will prepare a draft RAM Plan for RTN 3-30722 in accordance with 310 CMR 40.0444. The objective of the RAM will be to manage impacted soil and/or groundwater, if encountered, during earthwork activities at the Site. We have assumed that the RAM work for RTN 3-30722 will take place this spring prior to the start of construction.

The RAM Plan will also include provisions for air quality and dust monitoring to facilitate the proposed remedial excavation activities. The RAM Plan must be submitted prior to the start of intrusive remediation activities in the RTN area. A draft version of the RAM Plan will be provided to the City for review. We will incorporate comments received and then submit the final RAM Plan to MassDEP. The report will be submitted electronically using the eDEP submittal system, and an electronic copy of the submitted report will be provided for the City's files.

#### **RAM Completion and Permanent Solution Statement (PSS) with No Conditions**

Upon completion of response actions (i.e., completion of Site work under the RAM Plan), a RAM Completion and Permanent Solution Statement (PSS) will be required to achieve regulatory closure. Based on the proposed schedule, we have assumed that the remediation for RTN 3-30722 will be performed in less than 120 days such that a RAM Status Report will not be required. We have also assumed that no additional MCP Phase reports will be required beyond the Phase I ISI described above. If the project schedule is delayed, Sanborn Head will provide you with a contract addendum to prepare the additional MCP submittals.

Sanborn Head will prepare a draft RAM Completion and PSS for RTN 3-30722 for the City's review and comment. After we receive comments, we will finalize the report and submit to MassDEP using their eDEP online filing system. Please note that public notification letters will also be required for this report, and we have included the cost for that in the budget for this task. We have assumed that a Method 1 Risk Characterization will be needed to support the PSS, and that Activity and Use Limitations (AULs) will not be required to support the PSS.



### **Preparation of LSP Opinion Letters**

We have assumed that two LSP Opinion soil disposal packages will be prepared to support the off-site reuse and/or disposal of soil generated during excavations for RTN 3-30722. This task includes time for coordination with the contractor to identify acceptable soil disposal facilities and preparation of two soil disposal packages.

Please note that the soil disposal market is volatile, the acceptance criteria vary between facilities, and the acceptance criteria at each facility is not necessarily static. While we are proposing to collect characterization soil samples for a wide range of generally accepted analyses to reduce the potential need for additional samples later, individual facilities may request that additional samples be collected before formally approving soil from the Site to be accepted at their facility. Should additional sampling be required, we will prepare a future contract addendum for your consideration and approval.

### **Specification for Removal and Disposal of Contaminated Soil**

Sanborn Head prepared a Removal and Disposal of Contaminated Soil specification to support the bid package for the project. This specification was provided on March 6, 2025.

### **Remedial Excavation Monitoring and Observation**

A Sanborn Head field representative will be on-site during the excavation for RTN 3-30722 to document conditions observed in the field and track soil movements. We have assumed that remedial activities for RTN 3-30722 can be performed in 5 days.

This task also includes an allowance for LSP consulting services during remedial excavations to address questions that may arise regarding interpretation of the project specification, RAM Plan and the related drawings, providing support to field staff, and responding to unanticipated subsurface conditions that may be encountered.

We have assumed that long term air and dust monitoring required for the project will be performed by others and therefore have not included those costs in this contract addendum. We have assumed that when our field representative is on-Site, they will utilize a PID and handheld dust meter for air monitoring purposes. We have also assumed that significant groundwater dewatering activities will not be required for the project, so we have not included costs for sampling and permitting activities associated with a NPDES Dewatering and Remediation General Permit (DRGP). If a DRGP is required or if the project team would like us to perform long-term air monitoring, we can provide an estimate for those services under a future contract addendum.

### **Additional MEPA and Notice of Intent Support**

Our prior contract included costs for a short write up for the MEPA filing, which was provided to the project team on October 23, 2024. The team more recently requested a more detailed response to comments from the EENF Certificate. We also participated in a site walk and public meetings with the Revere Conservation Commission and provided additional information for the Notice of Intent submittal. We also reviewed and tabulated groundwater elevation data. This contract addendum includes the costs for these additional services requested by the team.



**BUDGET ESTIMATE AND BASIS OF BILLINGS**

Sanborn Head will perform the Scope of Services described above on a lump sum basis according to the attached Schedule of Fees with a budget of **\$110,900**. This estimate includes approximately \$85,000 for Sanborn Head labor, approximately \$20,500 in drilling and analytical subcontractor costs, and approximately \$5,400 for Sanborn Head equipment and expenses.

<b>Task</b>	<b>Sanborn Head Labor</b>	<b>Subcontractors</b>	<b>Equipment and Expenses</b>	<b>Budget</b>
Environmental Borings and Soil Sampling	\$9,300	\$20,500	\$500	\$30,300
Phase I ISI and Tier Classifications	\$21,300	-	\$3,500	\$24,800
RAM Plan for RTN 3-30722	\$12,100	-	-	\$12,100
RAM Completion and Permanent Solution Statement (PSS) with No Conditions	\$11,800	-	-	\$11,800
Preparation of Two LSP Opinion Letters	\$8,000	-	-	\$8,000
Removal and Disposal of Contaminated Soil Specifications	\$2,400	-	-	\$2,400
Remedial Excavation Monitoring and Observation for RTN 3-30722	\$10,500	-	\$1,300	\$11,800
Additional MEPA and Notice of Intent Support	\$9,600	-	\$100	\$9,700
<b>Totals</b>	<b>\$85,000</b>	<b>\$20,500</b>	<b>\$5,400</b>	<b>\$110,900</b>

Our budget is based on our current understanding of the project requirements. Successful completion of the project can be influenced by changes in the scope of services as dictated by your needs, as well as unforeseen conditions. Changes that may require adjusting the scope of services and budget will be reviewed with you and an addendum to this agreement, if appropriate, will be provided at a later time.

**SCHEDULE**

Sanborn Head has begun work on some tasks as needed to meet the project schedule. We are prepared to continue work upon receipt of your authorization to proceed. We anticipate providing draft Phase I ISI/Tier Classification Report submittals and a RAM Plan for RTN 3-30722 for review within three to four weeks of authorization to proceed. The drilling and sampling program does not need to occur before the reports are prepared; however, we will schedule the work based on driller availability and will coordinate the schedule for the sampling program with you based on availability.



March 11, 2025

Revere High School – MCP Services Contract Addendum No. 1


## TERMS OF ENGAGEMENT

We understand that this scope of services and fee contract addendum will be incorporated into a Work Authorization, subject to the terms and conditions of the Master Consultant Agreement dated October 16, 2024 between Perkins Eastman and Sanborn Head.

Thank you for the opportunity to submit this contract addendum. We look forward to continuing to work with you on this project. Should you have any questions, please do not hesitate to call us.

Very truly yours,  
SANBORN, HEAD & ASSOCIATES, INC.

  
Laura J. Garvey, P.E., LSP  
Project Director

  
Patricia M. Pinto, P.E., LSP  
Senior Vice President

LJG/PMP: ljpg

Attachments Figure 1 – Proposed Exploration Location Plan  
2022 Schedule of Fees

P:\3200s\3251.005\Project Control\Contract Addendum No. 1\20250311 Contract Addendum No 1 for MCP Services.docx



# Proposed Exploration Location Plan

190 VFW Parkway  
Revere, Massachusetts

Drawn By: D. Dombrowsky  
Designed By: L. Guiry  
Reviewed By: L. Garvey  
Project No: 3251.005  
Date: March 2025

## Figure Narrative

This figure shows the locations and designations of explorations advanced by Crawford Drilling Services, LLC and observed by Sanborn Head between August 2 and 8, 2011 and the locations and designations of explorations advanced by Soil X Corp. of Leominster, MA and observed by Sanborn Head between October 22 and October 24, 2024.









The aerial image was taken from Bing Images via AutoCAD Civil 3D.

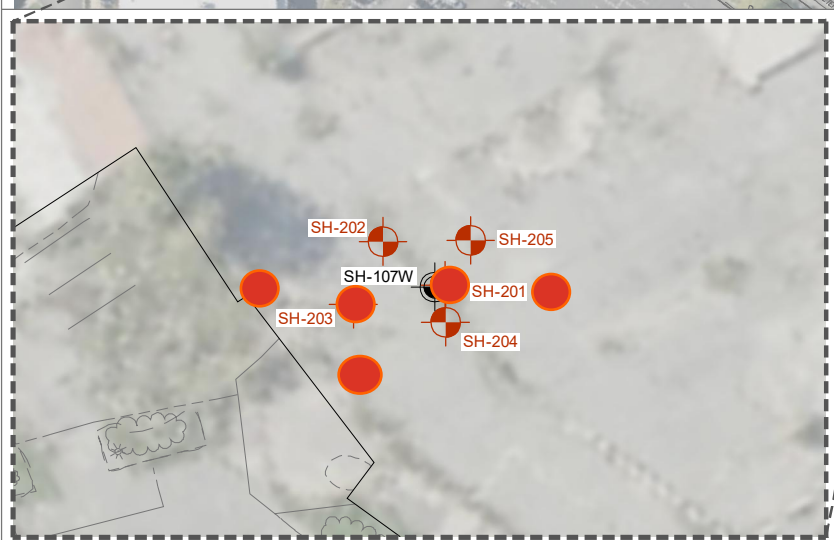
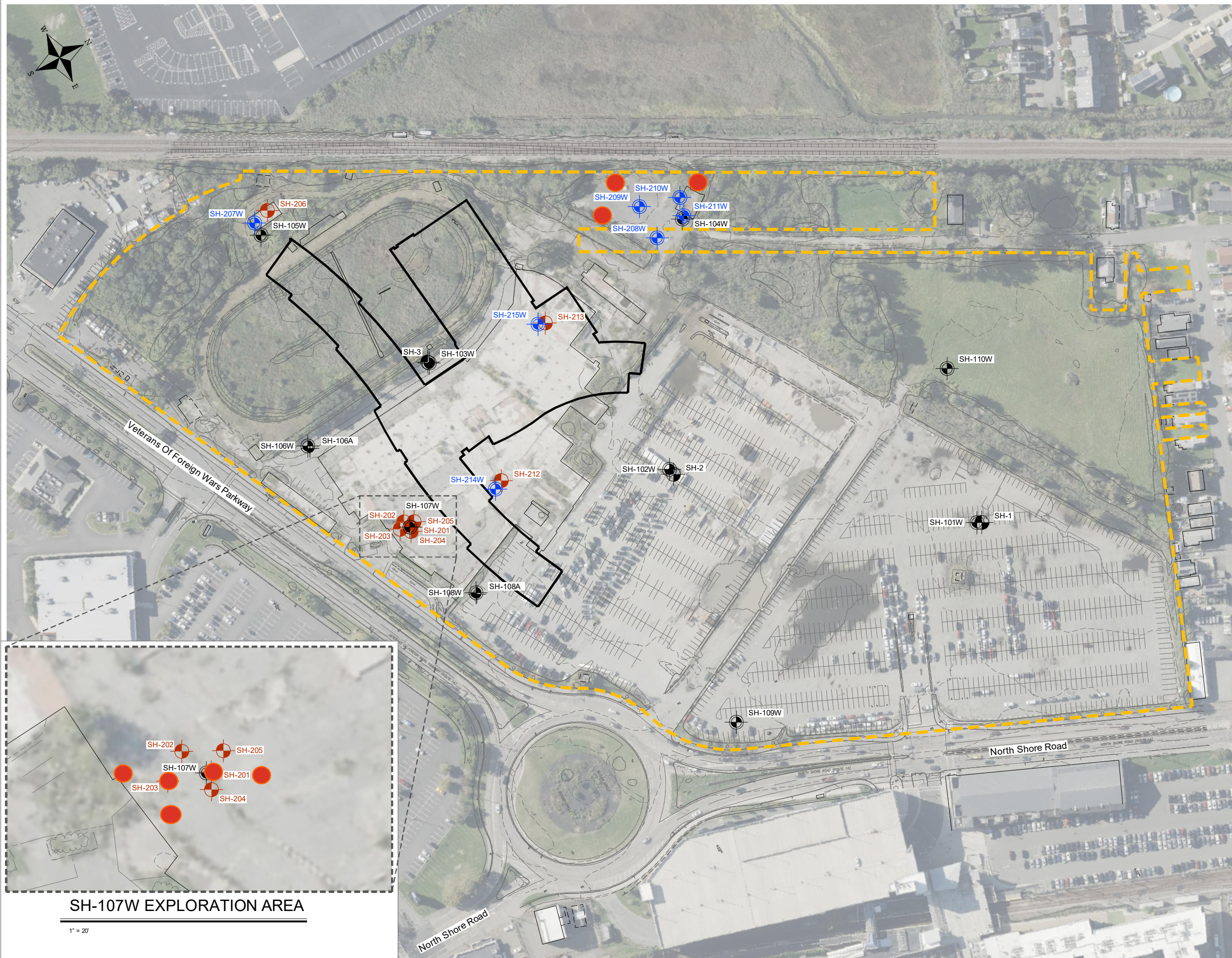
The base map was taken from a plan entitled "Key Sheet, #190 VFW Parkway, Revere, Mass.", prepared by Harry R. Feldman, Inc. of Boston, Massachusetts and dated January 3, 2011. Original scale: 1" = 80'.

The Site Boundary was taken from a CAD file supplied by Nitsch Engineering of Lawrence, MA. on November 20, 2024.

The proposed building was taken from a plan entitled "Overall Erosion & Sediment Control Plan" prepared by Nitsch Engineering and dated February 29, 2024.

## Legend

-  Approximate Site Boundary
-  Approximate Proposed Building
-  SH-3 Approximate location and designation of deep geotechnical boring (August 2011)
-  SH-201 Approximate location and designation of boring (October 2024)
-  SH-103W Approximate location and designation of shallow environmental boring with monitoring well installation (August 2011)
-  SH-207W Approximate location and designation of monitoring well (October 2024)
-  SH-106A Approximate location and designation of shallow environmental boring (August 2011)
-  Approximate location of proposed soil boring



**SANBORN, HEAD & ASSOCIATES, INC.**

**Schedule of Fees**

Principal	\$310
Senior Associate	\$285
Associate	\$265
Senior Project Manager	\$230
Project Manager	\$205
Assistant Project Manager	\$190
Senior Project Coordinator	\$190
Senior Project Engineer/Geologist	\$175
Project Engineer/Geologist	\$165
Project Coordinator	\$160
Engineer/Geologist	\$155
Supervising Technician	\$140
Senior Engineer Technician	\$125
Engineer Technician	\$110
Support Staff	\$90
Subcontractors and Outside Services	List Price Plus 15%
Other Direct Expenses	Cost Plus 15%

Hourly rates will be charged for time worked on the project and for the time required for travel between the office and the meeting or project site. Local travel will be at IRS allowed rates.

Overtime hours will be charged using the hourly rates listed above.

Expert witness testimony, including preparation time, and other special services such as corporate acquisition due diligence studies generally require a dedicated commitment of senior staff. Therefore, hourly billing rates for Principals and Associates providing these dedicated services will be charged at a rate of 150% of the above schedule.

Sanborn, Head & Associates, Inc. reserves the right to revise this Schedule of Fees every 12 months from the date of this Agreement.