

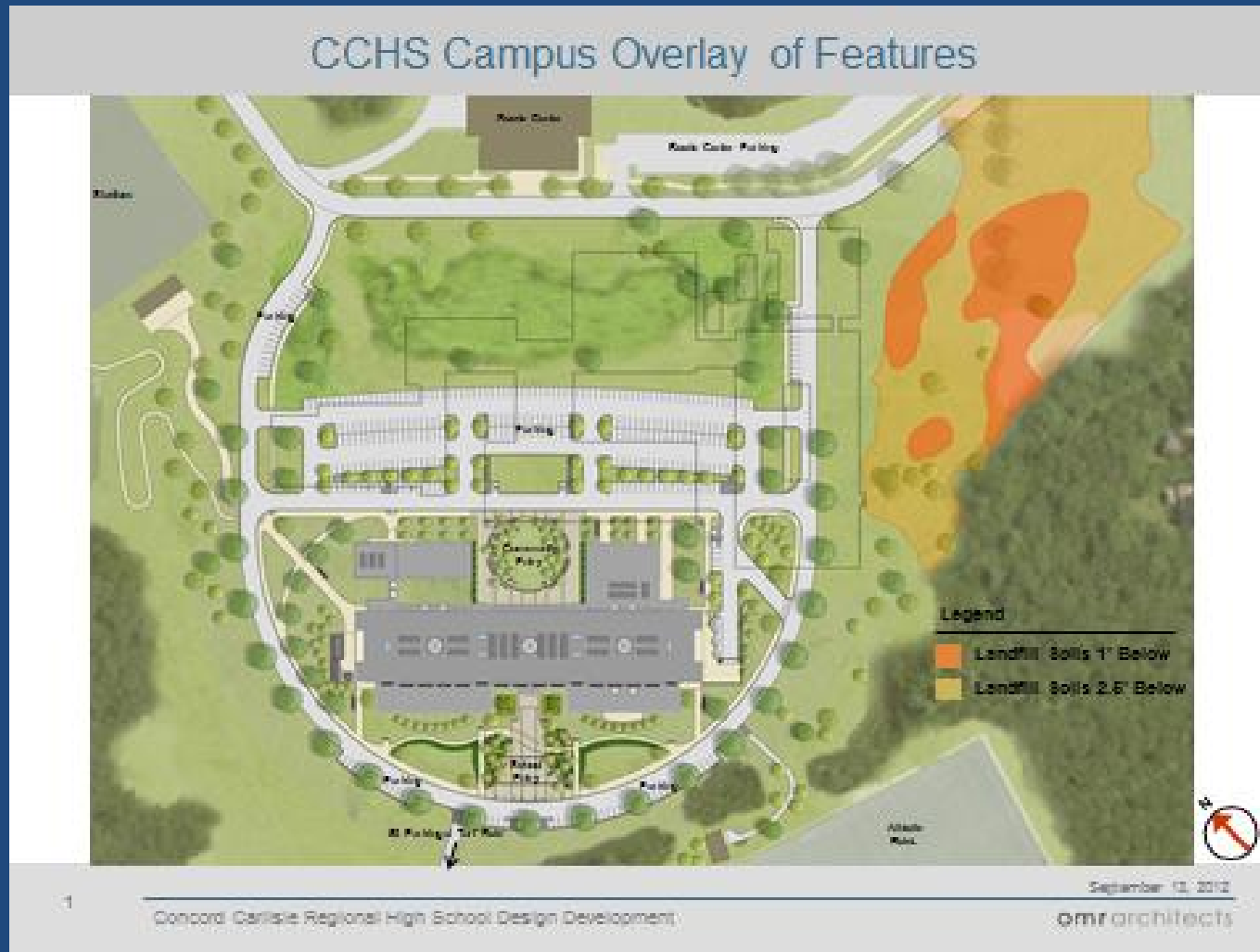
# Article 17. Concord-Carlisle Regional School District Landfill Remediation

**ARTICLE 17.** To determine whether the Town will vote to approve \$1,200,000, or any other sum, of debt authorized by the Concord-Carlisle Regional School Committee for landfill remediation; provided, however, that this approval shall be contingent upon passage of a Proposition 2 1/2, debt exclusion referendum under General Laws Chapter 59, §21C(k); to exempt the Town's allocable share of the amounts required for the payment of interest and principal on said borrowing; or take any other action relative thereto.

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This article provides Concord's share of the cost for remediation of the former private landfill located on Concord Carlisle Regional School District land (known at DEP as “Concord Carlisle High School Eastern Parking Lot”), the cost to be assessed annually over a period of years consistent with the term of bonds to be issued by the district with debt service expected to commence in Fiscal Year 2017.

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## History

- May 2011 - Phase I (21E Environmental Assessment) completed.
- Oct 2011 to July 2012 - Subsurface investigations complete.
- End of 2012 - Completed characterization of boundaries.
- June 2013 – School Committee votes on remediation method.
- November 2013 – Submitted Phase II / Phase III plans to DEP.
- Spring 2015 – Detailed risk assessment to define area where soil cap is required to achieve remedial goals.
- Spring 2016 – Article Fails at Concord TM, passes at Carlisle TM
- December 2016 – SC Adopts Warrant Request with Flexible Fill option suitable for several possible future uses

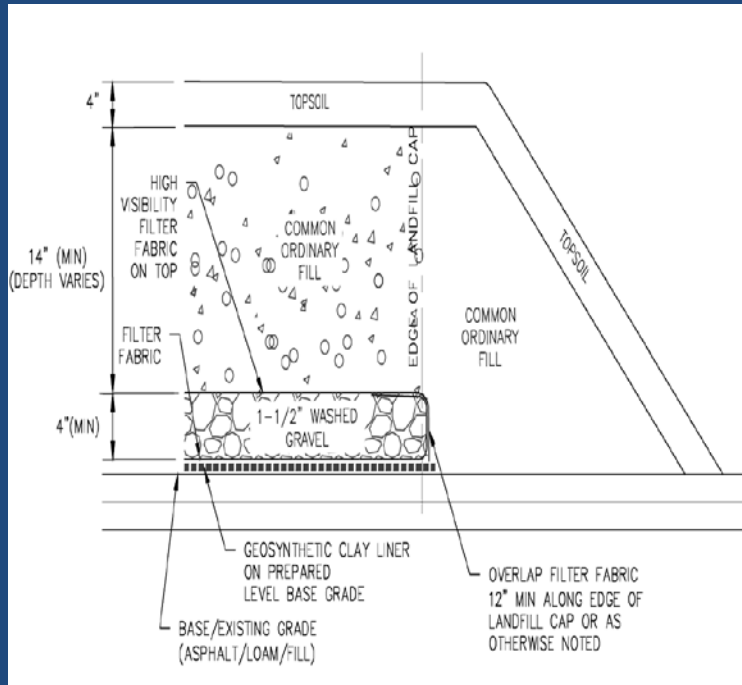
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- **Remediation Method Selected:** \$ 1.2 M
  - Installation of a flexible cap engineered barrier.
  - Reduces the risk of cost growth in remediating the site.
  - Prepares for future uses of the site for passive recreation (AUL), and possible playing field, track, or other projects.
- **Other Options Considered:**
  - Soil excavation and off-site disposal of 110,000 cubic yards of soil with an estimated 10% containing hazardous waste. \$15 M
  - Excavation, Ex-situ soil treatment & solidification/stabilization processes \$ 9 M
  - In-situ soil treatment and solid/stabilization \$ 5 M

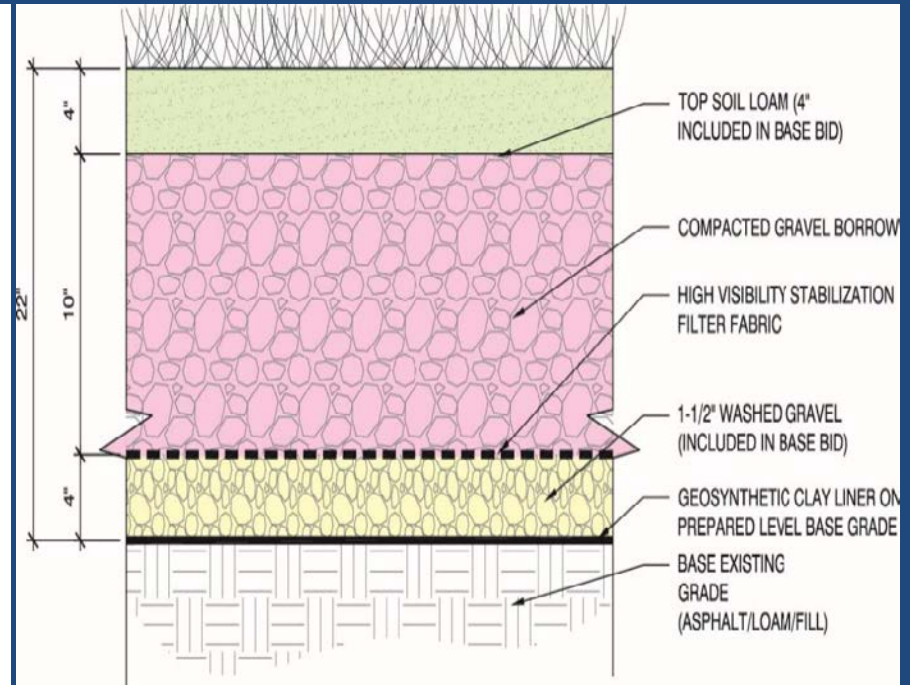
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- The installation of a Engineered Barrier with Flexible Fill option, along with an Activity Use Limitation, is designed to satisfy the requirements for environmental closure of this site by capping subsurface soil contamination in compliance with the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000.
- Article 17 Cost of \$1.2 M is based on actual construction bids of \$825,900, negotiated project management fees of \$75,000 and contingency and soft cost allowances up to \$299,100.

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**Previous Request**



**Current Request**

Current request provides an improved fill material that would be useable in many future use scenarios without removal costs of previously specified "common" fill

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## Remediation Actions:

The construction of a cap over an approximate 3.5-acre area consisting of the installation of the following:

- Geosynthetic Clay Liner with Flexible Membrane Liner Filter Fabric
- Gravel/Peastone Subbase
- Plastic Defining Marker or High Visibility Mirafil Filter Fabric
- Compacted “gravel borrow” fill instead of “common” fill
- Topsoil and seed

## Other Actions:

- Construction of a retaining wall around existing skate park
- Construction of a paved pathway and ramped access to skate park
- Construction of a drainage trench

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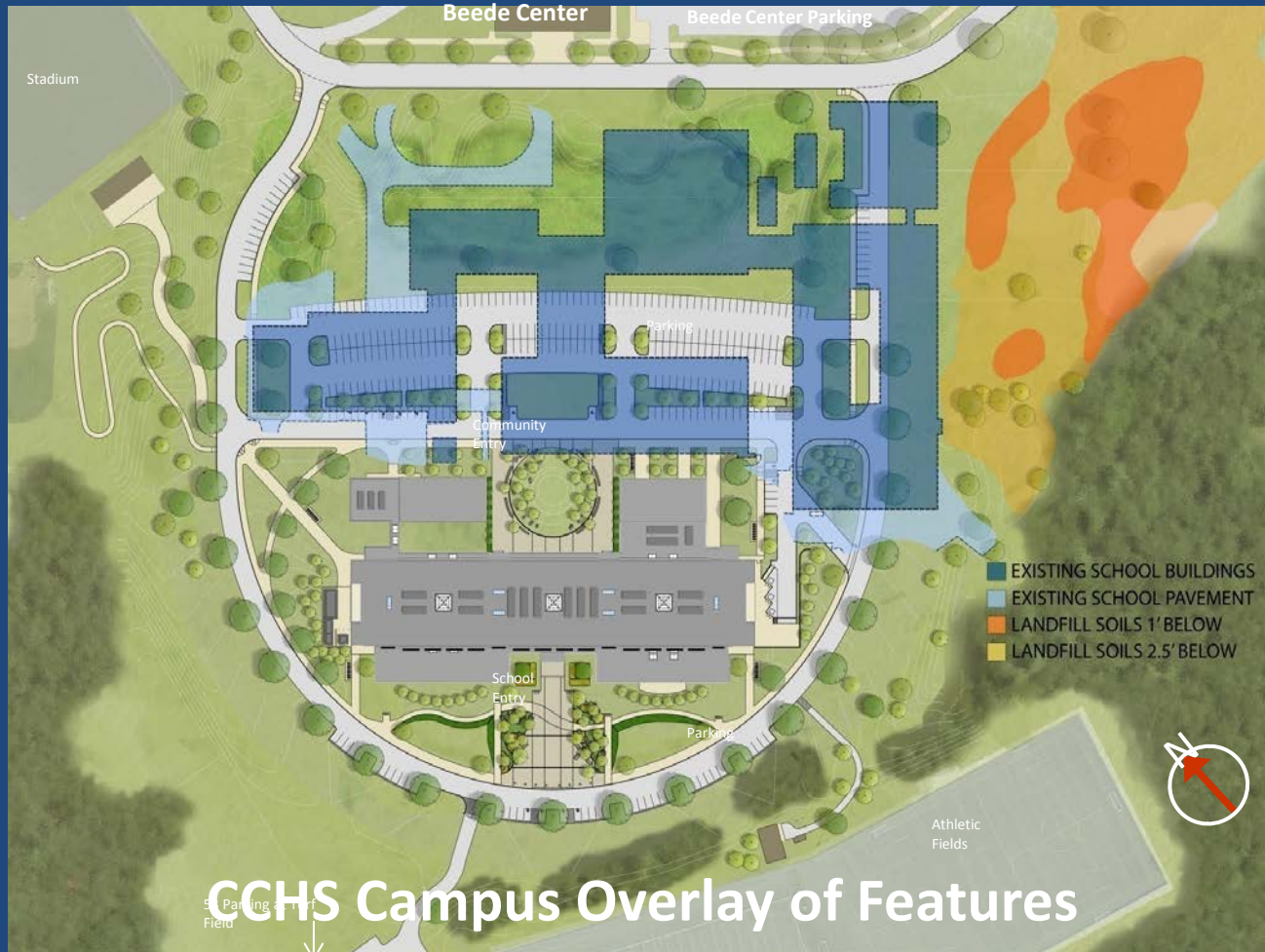


IMAGE SOURCE: MAGIS 2008 ORTHOPHOTO





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# CCHS Campus Overlay of Features

