

ACTON DPW FACILITY - FEASIBILITY STUDY

DPW BUILDING COMMITTEE MEETING
ACTON, MA
24 JULY, 2025



ARROWSTREET INC.



AGENDA /

- 1 FEASIBILITY STUDY CHARGE
- 2 PROGRESS UPDATES
- 3 EXISTING CONDITIONS
- 4 PRELIMINARY OPTIONS
- 5 NEXT STEPS AND SCHEDULE
- 6 QUESTIONS

1 / FEASIBILITY STUDY CHARGE

TASK 1 - EVALUATE EXISTING CONDITIONS AND CURRENT DPW NEEDS

TASK 2 - REVIEW PRIOR PROPOSED PROJECT FOR COST & SCOPE REDUCTIONS

TASK 3 - DEVELOP CONCEPTUAL OPTIONS FOR PRICING

2 / PROGRESS UPDATES

7/02/25 SITE VISIT

INITIAL OBSERVATIONS:

- Limited CMU damage due to impact on south facade
- Extensive spalling of CMU and mortar failure on all facades due to poor roof drainage system
- Insufficient space for fleet storage
- Need for improved storage and reorganization
- Bathrooms & locker rooms outdated and not accessible
- Unsafe circulation routes between work areas and public access
- Lack of general maintenance of physical building

2 / PROGRESS UPDATES

7/15/25 MEETING WITH WESTON & SAMPSON

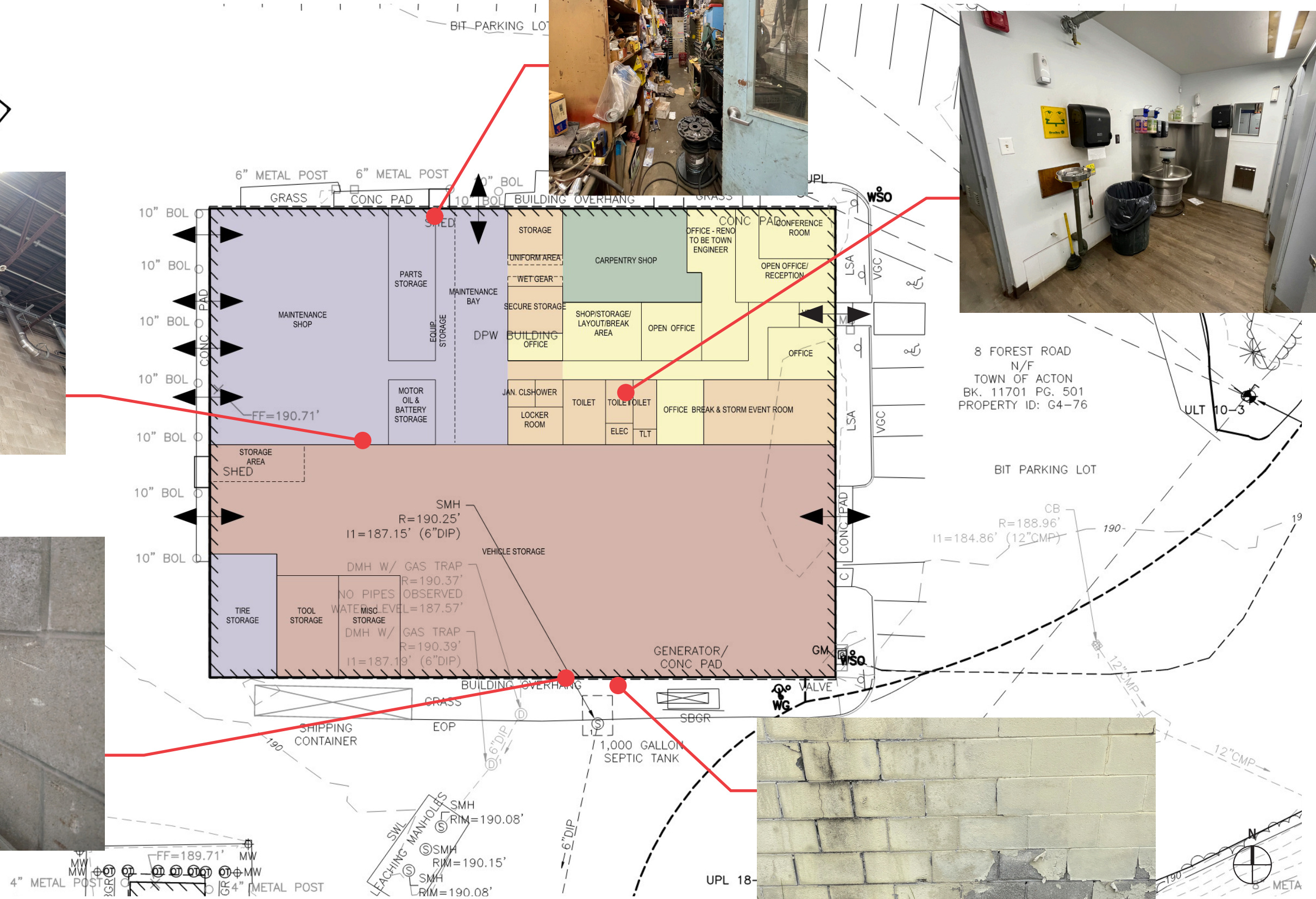
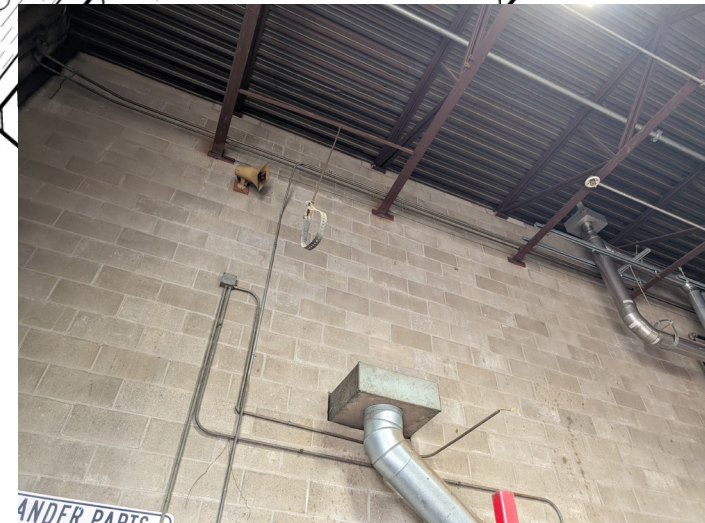
- Determined in early studies that existing building could not be renovated
- Defined facility as a Risk Category 4
- Investigative probe of insulation and reinforcement in CMU is needed

2 / PROGRESS UPDATES

7/23/25 MEETING WITH DPW STAFF

- Having safe work place is the #1 priority
- Lack of proper ventilation system
- Inefficient storage of fleet vehicles
- Having Engineering and Trees & Grounds Departments share space is helpful, more efficient

3 / EXISTING CONDITIONS



4 / PRELIMINARY OPTIONS

OPTION 1 - PUBLIC WORKS FACILITY SCOPE REDUCTION

- Value engineering strategies - TBD

OPTION 2 - RENOVATE EXISTING BUILDING

- Structural repairs & stabilization
- Exterior envelope repairs
- Accessibility upgrades
- Interior improvements

OPTION 3 - RENOVATE + NEW FLEET STORAGE ADDITION

- Demo south side of building & rebuild new, right-sized Fleet Storage addition
- Structural repairs & stabilization to north side of existing building
- Exterior envelope repairs to north side of existing building
- Accessibility upgrades
- Interior improvements

OPTION 4 - RENOVATE + NEW FLEET STORAGE BUILDING

- Construct new, right-sized Fleet Storage building adjacent to existing DPW building
- Reprogramming of existing Fleet Storage space for other uses
- Structural repairs & stabilization
- Exterior envelope repairs
- Accessibility upgrades
- Interior improvements

5 / NEXT STEPS & SCHEDULE

- 1 JULY 31 - MEET W/ TOWN MANAGER'S OFFICE - REVIEW DRAFT OPTIONS**
- 2 EARLY AUGUST - CONCEPTUAL PRICING OF OPTIONS**
- 3 AUGUST 25 - MEET W/ TOWN MANAGER'S OFFICE - REVIEW PRICING**
- 4 AUGUST 29 - DELIVER DRAFT REPORT**

Q & A

6 / QUESTIONS

- 1 WHAT ARE YOUR CONCERNS?
- 2 IS THERE A CONSTRUCTION BUDGET GOAL?
- 3 WHAT ARE YOUR PRIORITIES?