

ACTON DPW FACILITY - FEASIBILITY STUDY

TOWN OF ACTON SELECT BOARD MEETING
ACTON, MA
20 OCTOBER, 2025



ARROWSTREET
ARCHITECTURE & DESIGN

PM&C

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ACTON DPW FACILITY - FEASIBILITY STUDY

- » INTRODUCTION
- » SUMMARY OF CONCEPT OPTIONS
- » RECOMMENDATION



OPTION ESTIMATES SUMMARY

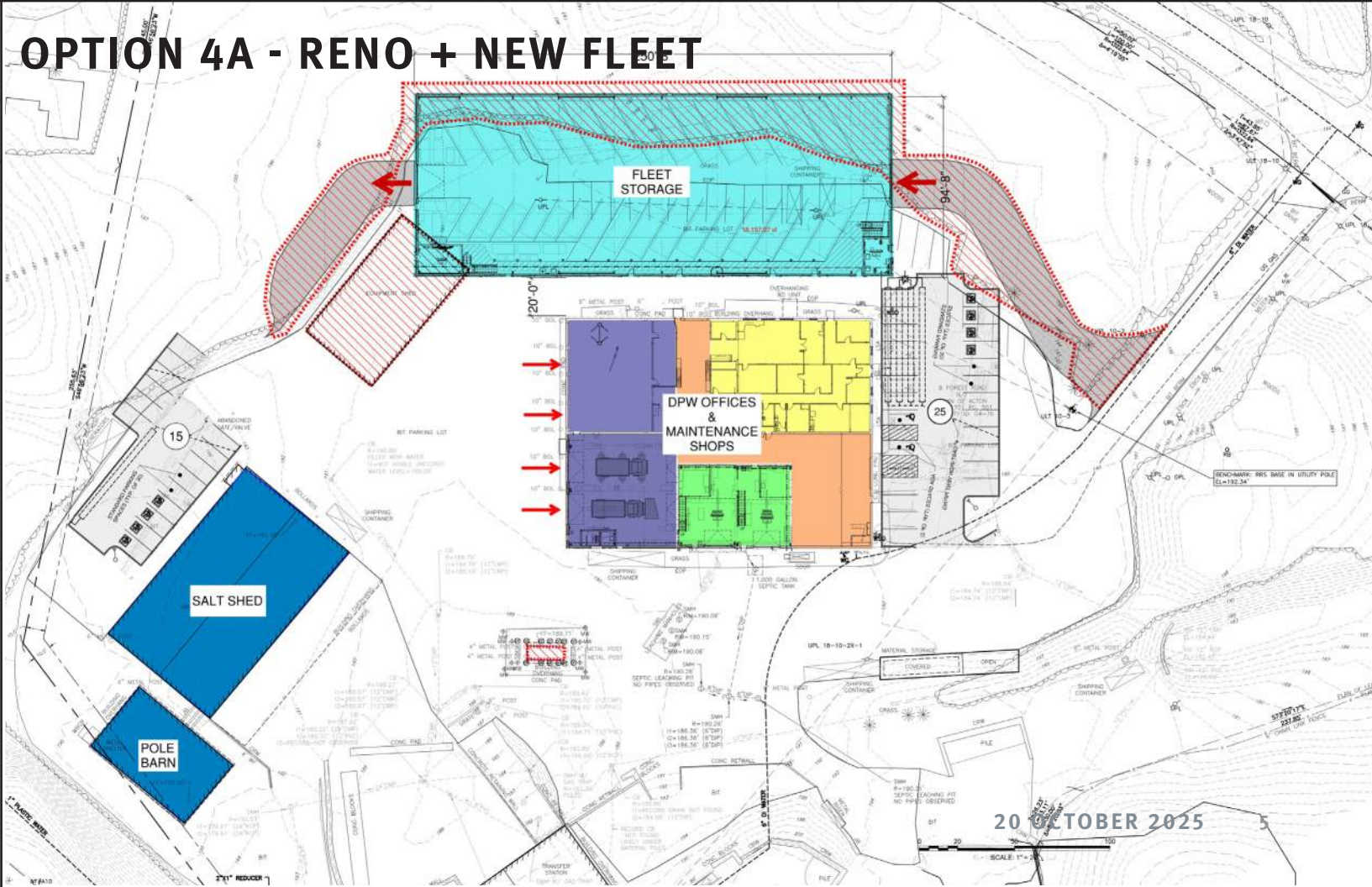
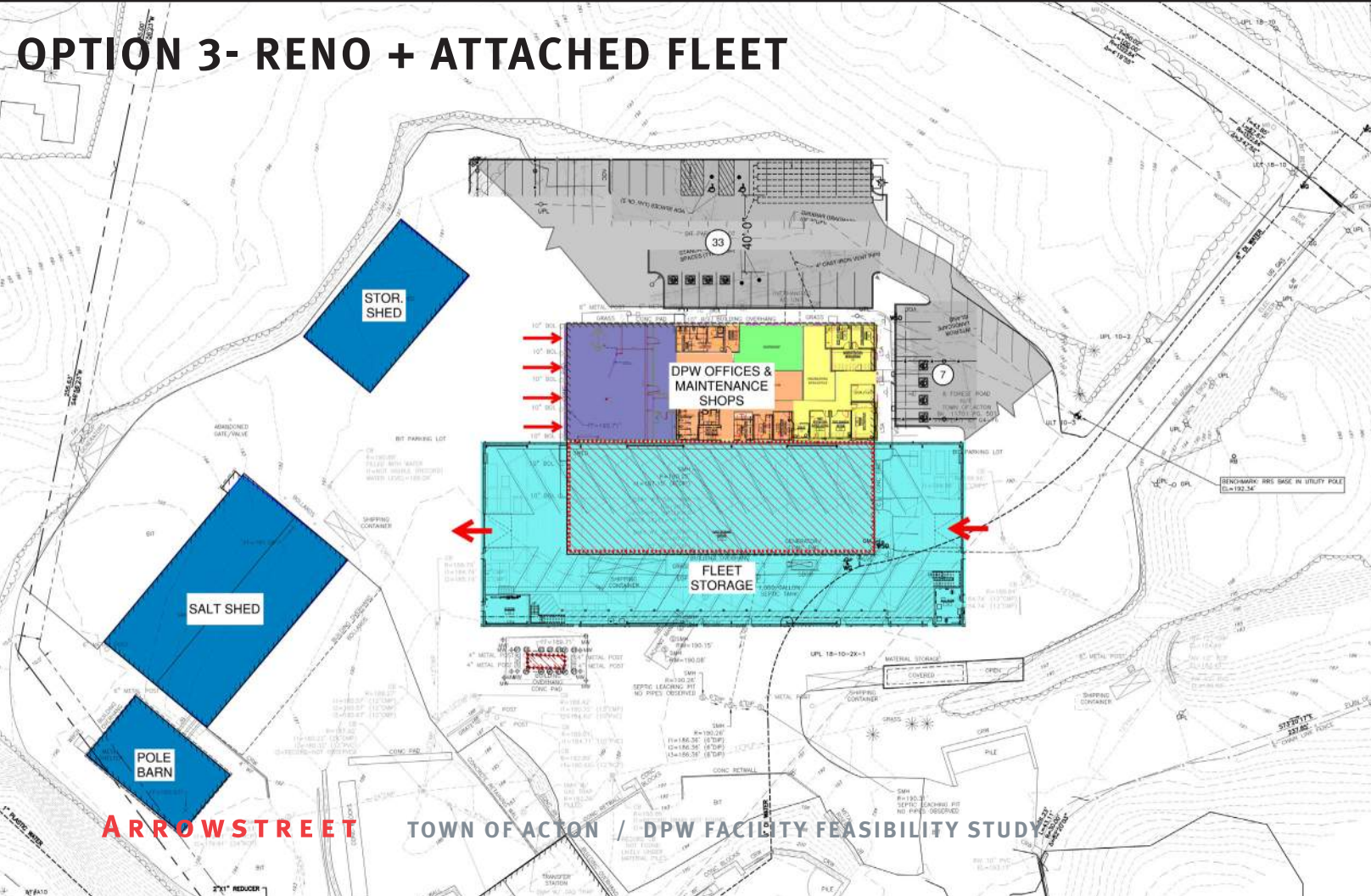
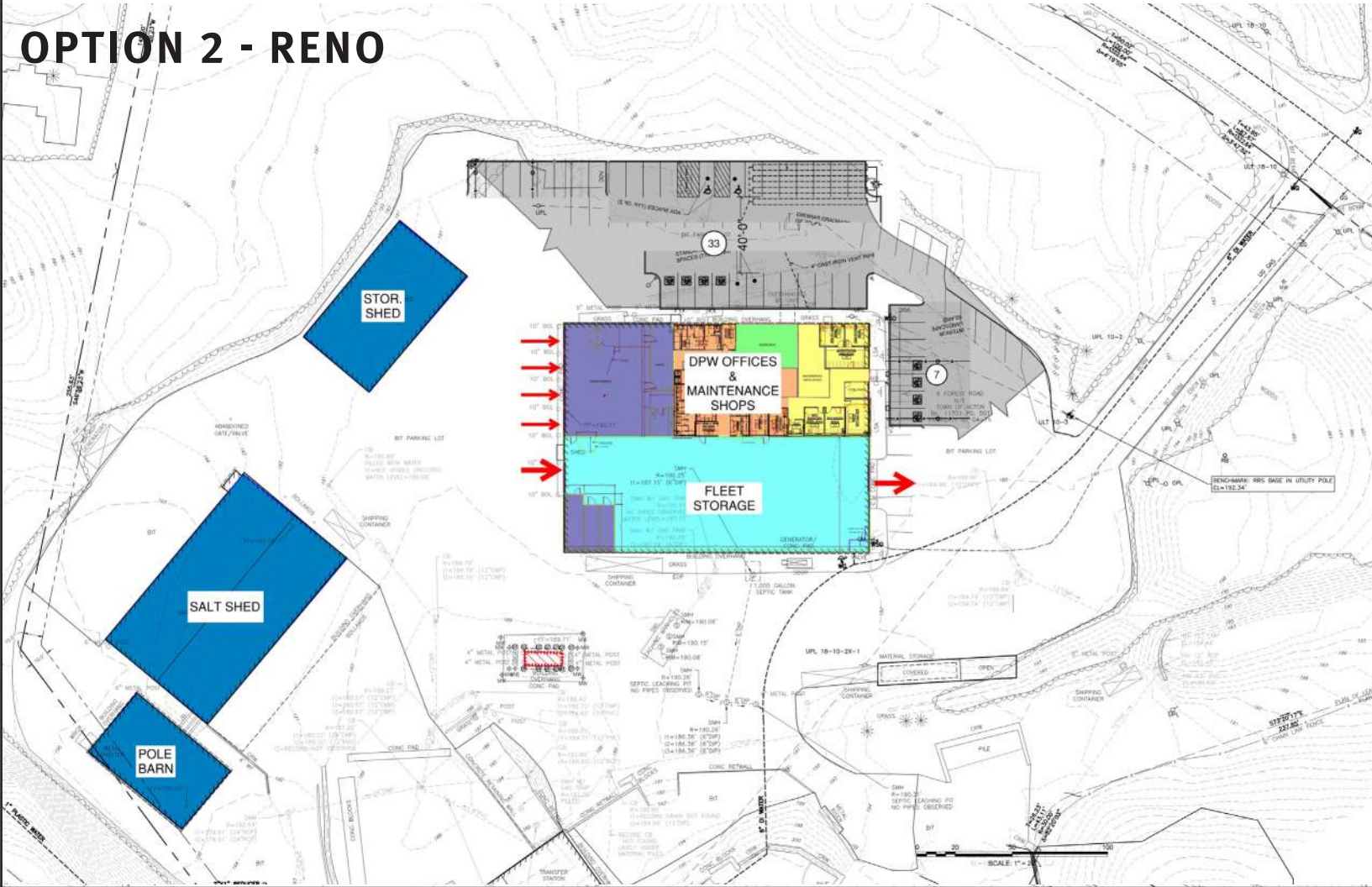
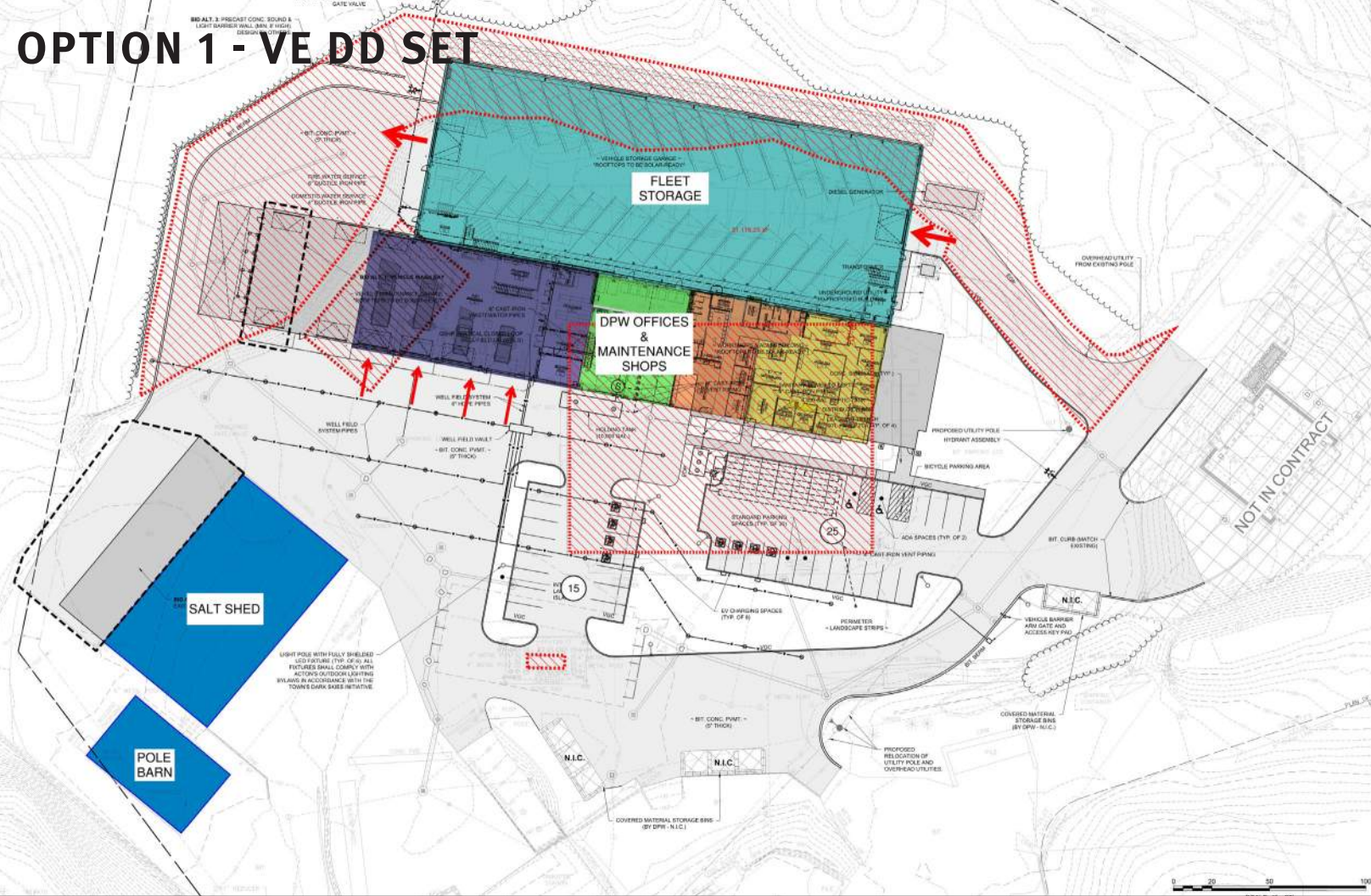
CONCEPT OPTIONS	CONSTR ESTIMATE	AREA	\$/SF	PROJECT ESTIMATE
40% DD (3/27/25 Estim.)	\$29,791,811	44,872 GSF	\$664/SF	\$39,783,199
Option 1: VE New	\$27,551,084	40,641 GSF	\$678/SF	\$34,438,855
Option 2: Reno Existing	\$8,815,200	19,200 GSF	\$459/SF	\$11,019,000
Option 3: Reno + Attached Fleet Storage	\$22,651,925	33,497 GSF	\$676/SF	\$28,314,906
Option 4A: Reno + New Fleet Storage	\$27,041,129	43,097 GSF	\$627/SF	\$33,801,411
Option 4B: Reno + New Admin/Maint	\$23,780,436	37,523 GSF	\$634/SF	\$29,725,545

NOTES:

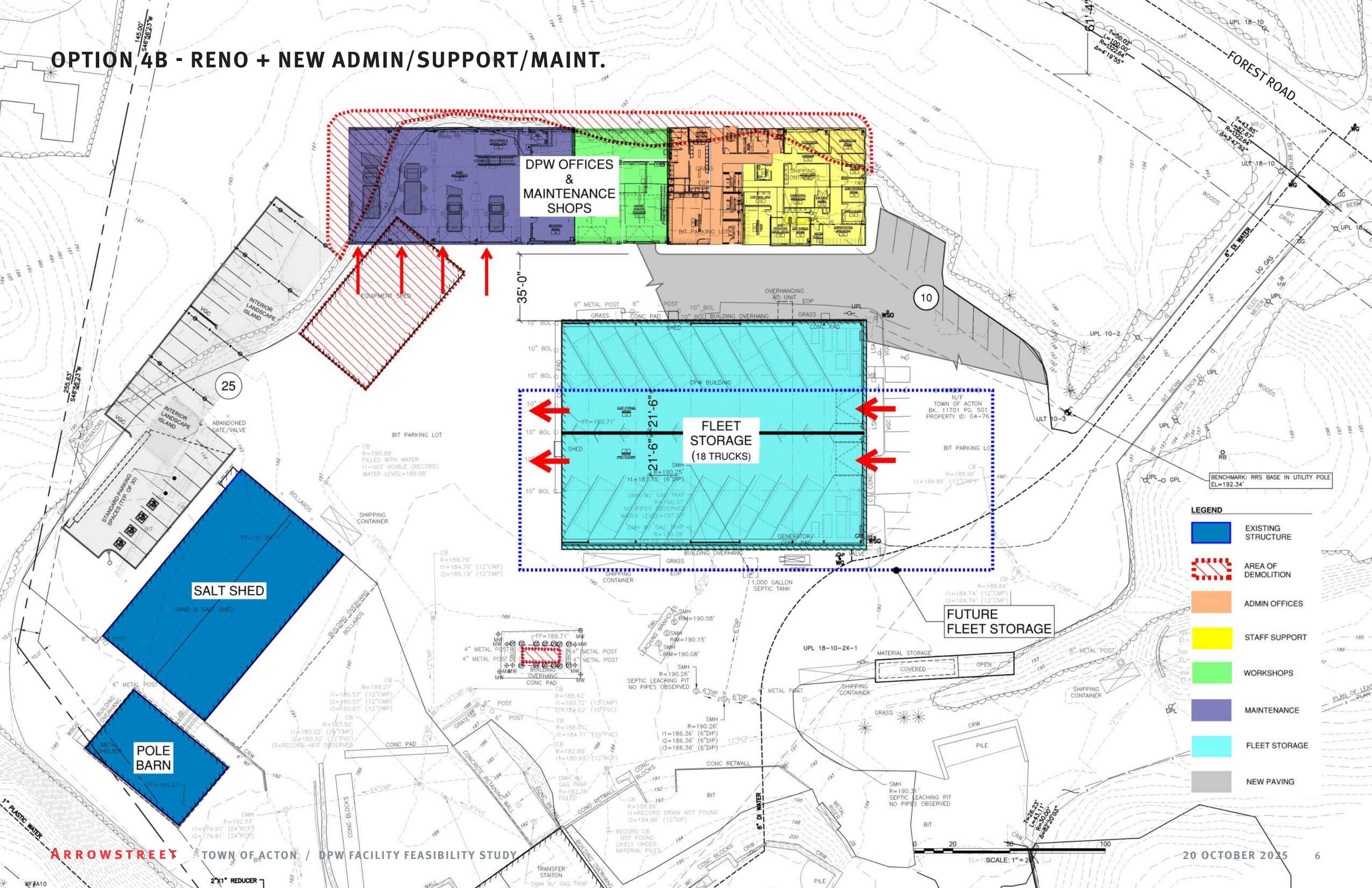
- 1. 6% escalation of Construction Estimate assumed for Aug. '27 construction start, included in Project Estimates
- 2. Project Estimates based on 125% of Construction Estimate
- 3. Alt. Fleet Storage w/ added garage door openings not included in estimate of Option 4B
- 4. Refer to Appendix for Cost Estimates of each Option concept

OPTION PROGRAM AREA COMPARISON

OPTION	FLEET STORAGE AREA	ADMIN. AREA	STAFF SUPPORT AREA	WORKSHOPS AREA	MAINT. AREA	WASH STATION	MEZZANINE STORAGE (<i>not included in GSF</i>)	TOTAL GSF	% GSF Reduction from DD
40% DD (3/27/25 Estim.)	23,897	4,677	3,268	3,502	7,893	1,635	8,350	44,872	
Option 1: VE New	23,897	3,690	2,750	2,944	7,360	0	8350	40,641	9%
Option 2: Reno Existing	8,867	2,363	3,000	792	4,178	0	1000	19,200	
Option 3: Reno + Attached Fleet Storage	23,897	2,363	3,000	792	3,445	0	7,000	33,497	25%
Option 4A: Reno + New Fleet Storage	23,897	5,060	4,570	2,650	6,920	0	7,000	43,097	4%
Option 4B: Reno + New Admin/Maint	19,200	4,864	3,492	2,840	7,127	0	3,350	37,523	16%



OPTION 4B - RENO + NEW ADMIN/SUPPORT/MAINT.

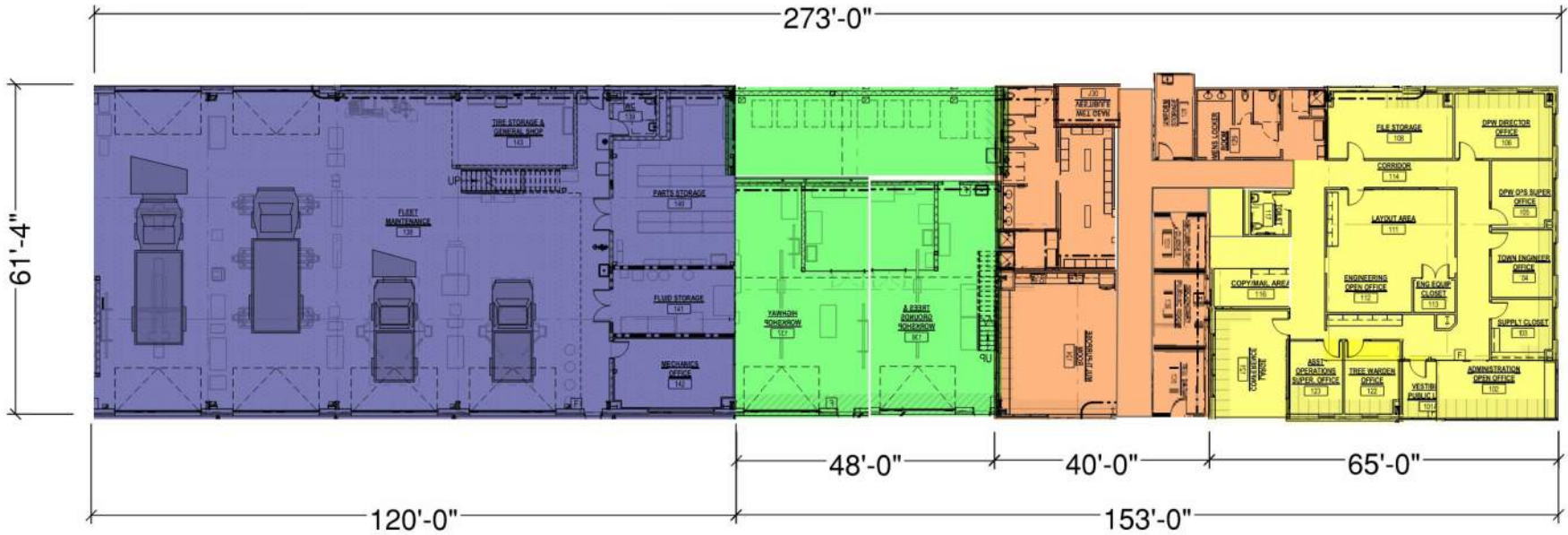


- LEGEND**
- EXISTING STRUCTURE
 - AREA OF DEMOLITION
 - ADMIN OFFICES
 - STAFF SUPPORT
 - WORKSHOPS
 - MAINTENANCE
 - FLEET STORAGE
 - NEW PAVING

OPTION 4B - RENO + NEW ADMIN/SUPPORT/MAINT.

LEGEND

- EXISTING STRUCTURE
- AREA OF DEMOLITION
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- STAFF SUPPORT
- WORKSHOPS
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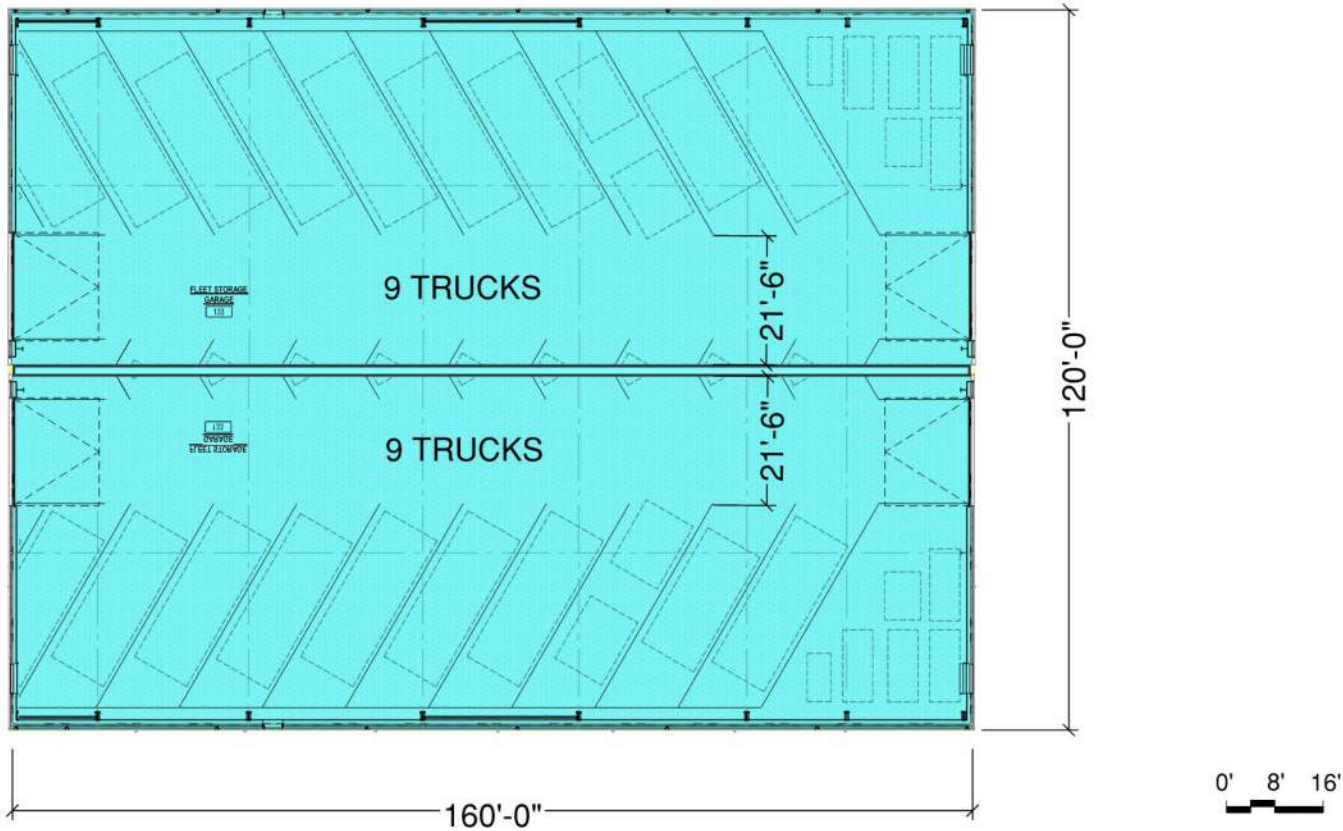


SUMMARY OF SCOPE

- Approx. 10% reduction in the W&S DD design building area
- Existing building is converted to all Fleet storage; includes:
 - structural upgrades
 - repairs to the exterior envelope
 - insulation at walls/roof and replacement windows
 - new electric HVAC system, lighting, and plumbing

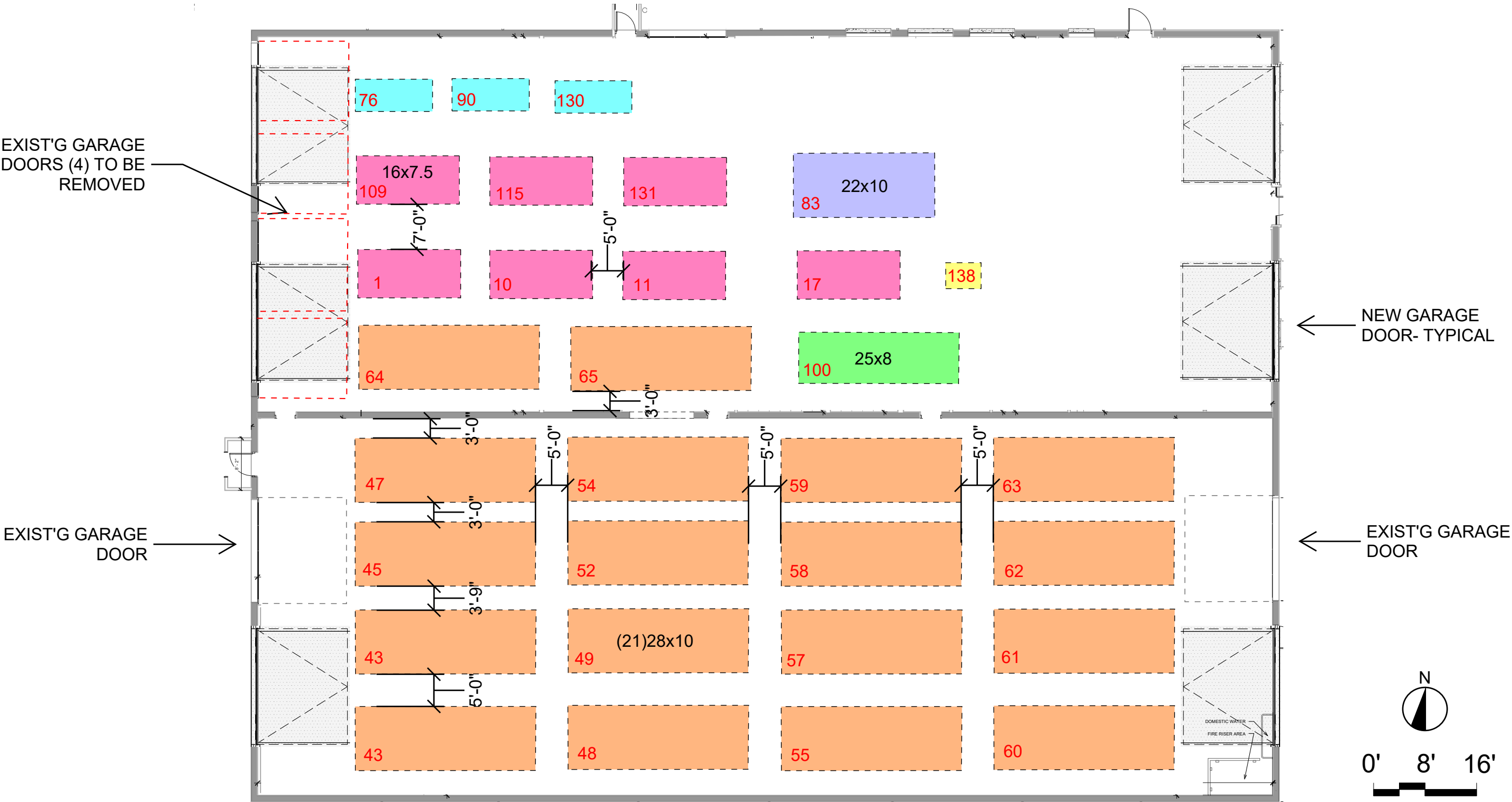
CONSTRAINTS

- Needs for truck storage not met, but room for future right-sized new fleet building and possible future wash station
- Limited openings allowed in demising load bearing wall
- Alt layout can fit winter fleet but requires extensive structural work



SCALE: 1/16" = 1'-0"
TOTAL AREA = 37,523 GSF

OPTION 4B - RENO + NEW ADMIN/SUPPORT/MAINT. - ALTERNATE FLEET STORAGE



- NOTES:
- 1. Vehicle numbers represent the winter fleet as marked in the Vehicle Inventory List received from the DPW on 8/7/25
 - 2. Colored blocks represent vehicle space from the 40% DD Weston & Sampson drawings
 - 3. For new garage door openings, extensive CMU reinforcement or steel bracing will be required to maintain lateral bracing on the east and west walls.
 - 4. Two to three brace frames would be needed to replace the center CMU load bearing wall. It will be labor intensive work to resupport the existing roof joists.
 - 5. This alternate has not been priced yet.

