



# Article 6-A

## Department of Public Works Facility Improvements

Town Meeting Request for 60% Design Funding  
May 1, 2023

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Weston & Sampson<sup>SM</sup>



# AGENDA

01

Funding Request

02

Why a New Facility is Needed

03

What is Proposed

04

Benefits of a New Facility

05

Anticipated Costs

06

Next Steps

# 1. FUNDING REQUEST

## ■ \$1,225,000 for 60% Design

### Schematic Design and Design Development:

- Independent Cost Estimate
- Geotechnical Investigation
- Environmental Survey
- Wetlands Delineation
- Boundary, Topographical and Utility Surveys
- Hazardous Building Material Investigation
- Industrial Equipment Requirements and Design
- 2023 Massachusetts Stretch Energy Code Requirements

# Why a New Facility is Needed

## 2. WHY A NEW FACILITY IS NEEDED

### Building is Past its Useful Life

- More than 50 years- Requires Costly Upgrades and Repairs
- Undersized for Current and Future Operations
- Energy Inefficient- Large Carbon Footprint
- Facility Does Not Meet Current Codes:

- Building

- Energy Conservation

- Accessibility

- OSHA

- Environmental

## 2. WHY A NEW FACILITY IS NEEDED

### Undersized for Current and Future Operations

- Town Population has Increased by 10,000 Since Facility Opened in 1970:
  - Increase in Number of Road Miles to Maintain
  - Increase in Department Responsibilities and Employees
  - Increase in Size and Number of Vehicles and Other Equipment
- Negatively impacts:
  - Response Time
  - Employee Safety and Training
  - Vehicle and Equipment Life

#### Acton Town Population has Grown:

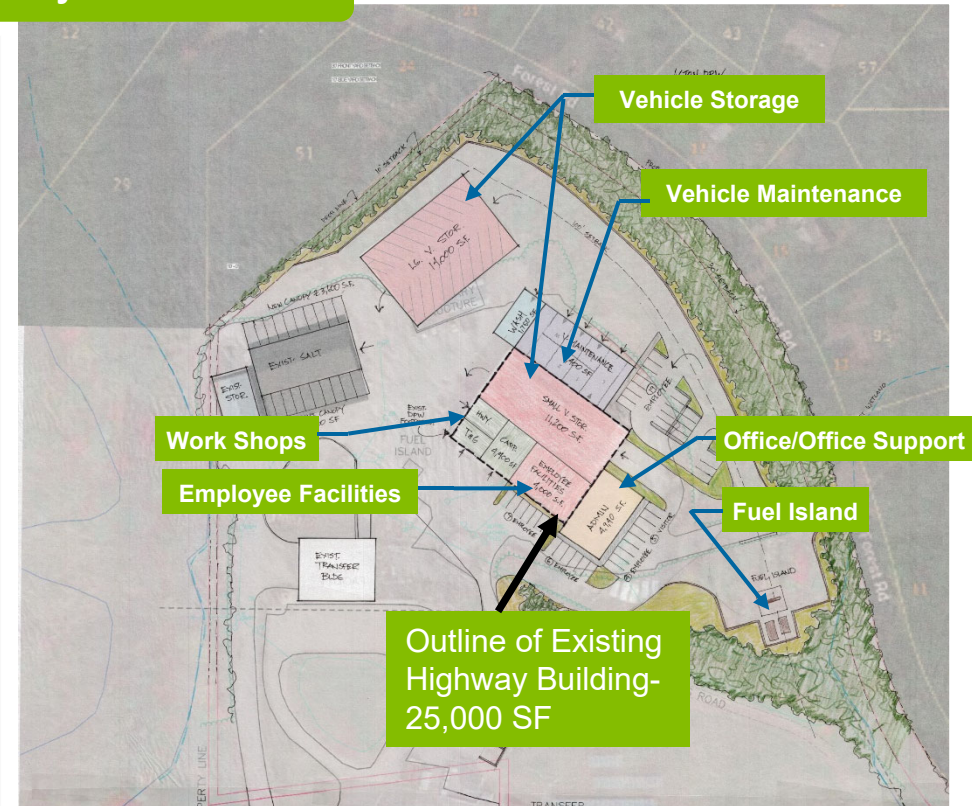
- 1960: 7,238
- 1970: 14,770- 104% increase since 1960
- 2020: 24,010- 62% Increase since 1970- 232% increase since 1960
- Next 50 years- ??



### 3. WHAT IS PROPOSED - ALTERNATIVE

#### Reuse of Existing Facility Considered and Rejected

- **Renovate existing 25,000 SF building with additions and separate V. Storage Building**
- **100 FT vegetative buffer shields neighborhood- but more exposure to noisy yard operations due to placement of Vehicle Maintenance**
- **Less efficient internal arrangement of program elements- Separate Building for Large Vehicle Storage**
- **Extensive and expensive structural upgrades required to existing building to meet current building and energy code requirements.**



### 3. WHAT IS PROPOSED - ALTERNATIVE

Reuse of Existing Facility Considered and Rejected



### 3. WHAT IS PROPOSED- PREFERRED

Removal of Existing and Replacement with New Facility at Forest Road

**47,719 SF Facility Includes 26,250 SF Vehicle Storage Garage**

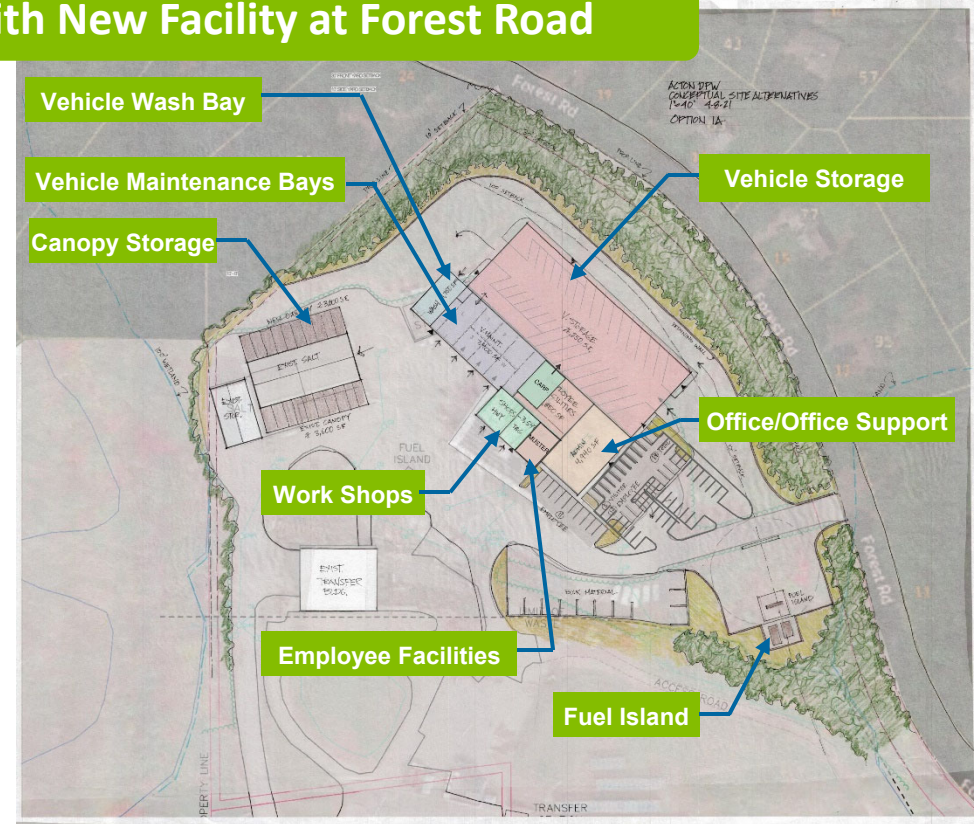
Space	Initial Needs	Revision 1
Office / Office Support	4,668 SF	4,936 SF
Employee Facilities	4,184 SF	3,858 SF
Workshops	5,137 SF	3,541 SF
Vehicle Maintenance	6,743 SF	7,383 SF
Wash Bay	1,750 SF	1,750 SF
Vehicle & Equipment Storage	30,240 SF	26,250 SF
<b>Subtotal:</b>	<b>52,723 SF</b>	<b>47,719 SF</b>



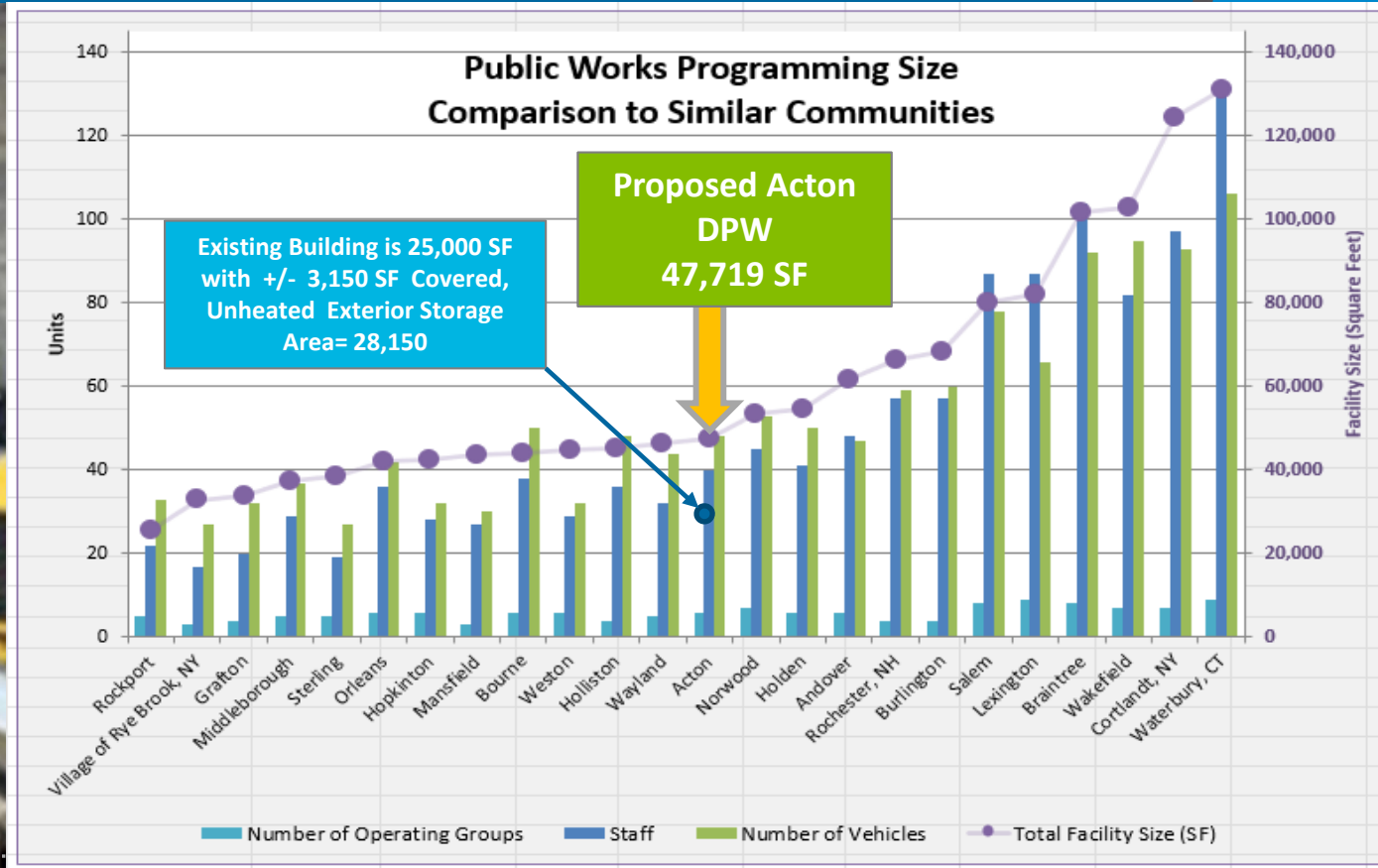
### 3. WHAT IS PROPOSED- PREFERRED

#### Removal of Existing and Replacement with New Facility at Forest Road

- **100 FT Vegetative Buffer and V. Storage to shield neighborhood**
- **New Fuel Island closer to Forest Rd. (Separate Project)**
- **Counter-clockwise circulation**
- **Keep existing Salt Shed**
- **South facing orientation for solar roof panels**
- **Yard operations shielded by Storage Building Massing**
- **Efficient arrangement of internal program elements**



### 3. WHAT IS PROPOSED- PREFERRED



## 4. BENEFITS OF A NEW FACILITY

- Employee Safety
- Improved Employee Training and Moral
- Protection of Town Vehicles and Equipment
- Compliance with Applicable Codes and Regulations
- Improved Public Service Response Times
- Reduced Carbon Footprint
- Improved Stormwater Water Quality
- Flexibility To Meet Town and Regulatory Demands for Next 50-75 Years

## 4. BENEFITS OF A NEW FACILITY



Clean, Modern Employee Facilities



Safe and Efficient Operations



Building and Site Compliance



Ample Storage



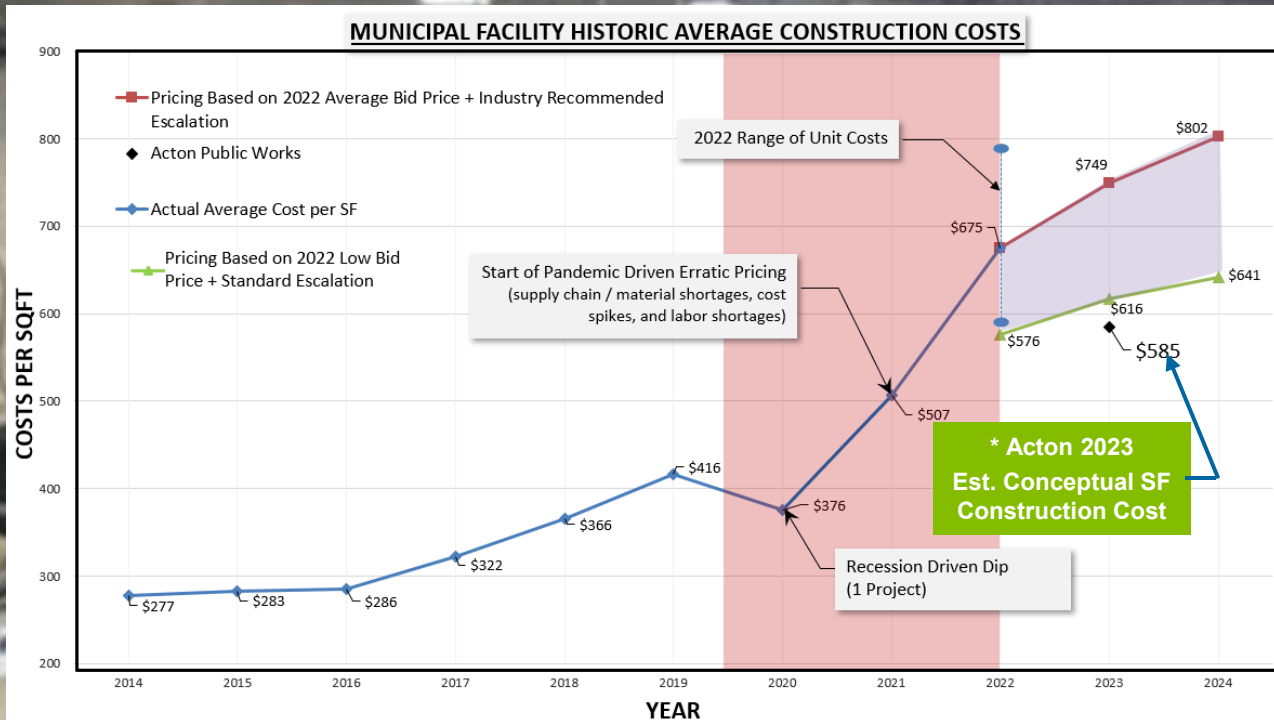
Configured for Future Fleet Electrification



Renewable Energy

# 5. ANTICIPATED COSTS

## SF Construction Costs for Similar DPW Facilities



ACTON DPW ESTIMATED COSTS  
BASED ON HISTORIC DPW COST  
DATA

2023 Construction Cost = **\$585** / SF

\*Cost needs to be reevaluated based on  
60% Design and new Stretch Energy  
Code Impacts

## 5. ANTICIPATED COSTS

### SF Construction Costs for Other Recently Constructed Town Facilities

Facility	Year Constructed	Size	Construction SF Cost Escalated to 2025*
Acton DPW	Est. 2025	Aprox. 47,700 SF	\$670/SF (Based on Bid Local DPW Projects)
New School	2022	174,759SF	\$834/SF (Based on RLB** Data for Boston)
North Acton Fire Station	2022	12,300 SF	\$929/SF (Based on RLB** Data for Boston)
Minuteman Tech	2019	257,000 SF	\$854/SF (Based on RLB** Data for Boston)

\*Cost to be reevaluated based on 60% Design and new Stretch Energy Code Impacts

\*\* Rider Levett Bucknall Construction Cost Calculator- <https://www.rlb.com/ccc/#result-tpi>

## 6. NEXT STEPS

- Appropriate Funds and Advertise for Additional Design Services
- Develop Design Documents and Specifications to 60% Level of Completion
- Determine Design and Cost Impacts of New Stretch Energy Code Requirements
- Independent Cost Estimate Based on 60% Design Documents
- Town Meeting for Funding Approval of Final Design, Building Construction and Construction Administration Services