



# TOWN OF ACTON PUBLIC WORKS FACILITY

DPW Building Committee Meeting

December 12, 2024



# AGENDA

- 01 Cost Reduction Efforts
- 02 Funding Opportunities
- 03 Renderings
- 04 Next Steps

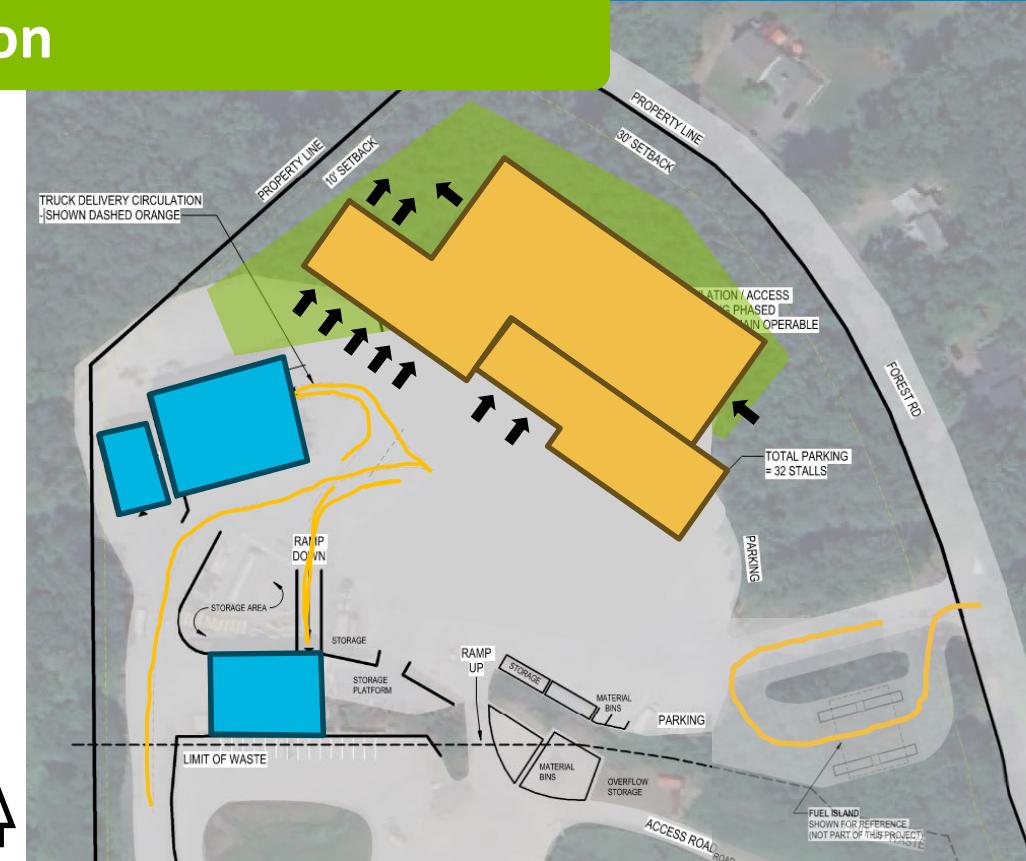
# Cost Reduction Efforts

# 1. COST REDUCTION EFFORTS

## Eliminate Phased Construction

- Construct 1:2 of Facility; Maintain DPW operations during Phase 1
- Move to portion of Facility and minor temp. facilities; Demo existing
- Complete Construction

- EXISTING TO REMAIN DURING PHASE 1
- AVAILABLE AREA FOR NEW CONSTRUCTION
- EXISTING TO REMAIN
- NEW CONSTRUCTION



# 1. COST REDUCTION EFFORTS

## Eliminate Phased Construction

- Reworked site plan to minimize site work +/- 100' setback from Forest Road.
- Reduced Site Development Costs
- Shortened Construction Schedule

= +/- **\$1.6 million** in savings

- EXISTING TO REMAIN
- NEW CONSTRUCTION



# 1. COST REDUCTION EFFORTS

## Identified Potential Value Engineering (VE) Consideration

- 25% reduction in Geothermal wells (40 to 30) **+/- \$790,000**
- Reduce extent of Masonry Base by 25% **+/- \$80,000**
- Reduce overall limits of paving by 10% **+/- \$100,000**
- Provide HMA at knock-down pad in lieu of cast-in-place concrete **+/- \$26,000**
- Reduce extent of mezzanine area by 10% **+/- \$145,000**
- Reduce total of Skylights by 50% **+/- \$145,000**

# 1. COST REDUCTION EFFORTS

## Work that could Potentially be Performed by Town Workforce

- Final Paving **+/- \$290,000**
- Final Landscaping **+/- \$250,000**
- Site Clearing **+/- \$40,000**
- Rough Site Excavation **+/- \$100,000**

## ... by Town Workforce or Included as Bid Alternates

- Supply & Installation of Bulk Material Storage Bins **+/- \$250,000**

# 1. COST REDUCTION EFFORTS

## Potential Bid Alternates

- New canopy structure off existing salt shed **+/- \$320,000**
- Fit-out of wash bay finishes and equipment **+/- \$568,000**
- Purchase & installation of Bridge Cranes in Shop Areas **+/- \$120,000**
- Build Sound Barrier Walls **+/- \$880,000**

# 1. COST REDUCTION EFFORTS

## Total Project Cost- Schematic Design VS Target



Updated: 11/1/2024	Updated for SD RECON Estimate 11/1/2024
<b>DIRECT CONSTRUCTION ESTIMATE</b>	
Cost of New Construction (Tci Estimate)	\$ 37,946,168
<b>TOTAL DIRECT CONSTRUCTION COSTS</b>	<b>\$ 37,946,168</b>
<b>A/E DESIGN COSTS</b>	
Weston & Sampson	\$ 3,295,000
<b>OWNERS PROJECT MANAGER</b>	
PMA Consultants LLC.	\$ 1,429,288
<b>TOTAL A/E &amp; OPM COSTS</b>	<b>\$ 4,724,288</b>
<b>CONSTRUCTION RELATED SOFT COSTS</b>	
Commissioning Agent	\$ 100,000
Testing Services (Construction)	\$ 125,000
Printing	\$ 15,000
FF&E	\$ 200,000
Communications/Low Voltage	\$ 400,000
Temporary Trailers/Related Expenses	\$ 350,000
Legal Costs	\$ 50,000
Utility Backcharges	\$ 150,000
Town Fiber	\$ 75,000
Moving Costs	\$ 75,000
Owner's Construction Contingency	\$ 2,250,000
Owner's Soft Cost Contingency	\$ 500,000
<b>Total Probable Owner's Indirect Costs</b>	<b>\$ 4,290,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 46,960,456</b>

**Construction Cost=**  
**\$37,946,168**

Acton Public Works Facility – Project Update



18% Reduction in construction cost -\$6,830,310	Updated for VE Estimate 12/12/24
<b>DIRECT CONSTRUCTION ESTIMATE</b>	
Cost of New Construction -18% Reduction	\$ 31,115,858
<b>TOTAL DIRECT CONSTRUCTION COSTS</b>	
A/E DESIGN COSTS	
Weston & Sampson	\$ 3,295,000
<b>OWNERS PROJECT MANAGER</b>	
PMA Consultants LLC.	\$ 1,429,288
<b>TOTAL A/E &amp; OPM COSTS</b>	<b>\$ 4,724,288</b>
<b>CONSTRUCTION RELATED SOFT COSTS</b>	
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FF&E	\$ 200,000
Communications/Low Voltage	\$ 400,000
Temporary Trailers/Related Expenses	\$ 350,000
Legal Costs	\$ 50,000
Utility Backcharges	\$ 150,000
Town Fiber	\$ 75,000
Moving Costs	\$ 75,000
Owner's Construction Contingency (6%)	\$ 1,866,951
Owner's Soft Cost Contingency	\$ 500,000
<b>Total Probable Owner's Indirect Costs</b>	<b>\$ 3,906,951</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 39,747,097</b>

**SD TPC Estimate= \$46,960,456**

**Target TPC= < \$40,000,000**

# Funding Opportunities

## 2. FUNDING OPPORTUNITIES

### Sustainable Measures for Renewables & Energy Efficiency

- Mass Save – post occupancy rebates
- Inflation Reduction Act – tax credits
- SMART – incentive program for solar
- Green Communities – grant program
- Climate Leader Communities – grant program
- Chapter 90 Program – grant program\*

\* through MassDOT; capital improvement projects on public ways (eligible projects include salt storage, fleet storage)

#### **Potential grant funding opportunities**

- Implementing Climate Leader Best Practices
- Municipal building electrification/decarbonization
- Seed funds for a municipal clean energy/climate coordinator
- Support for on-site solar PV + storage for existing buildings and new construction
- Support for geothermal for existing buildings and new construction
- Other innovative projects

[Image from DOER Webinar Slides Fall 2023](#)

# Renderings

# 3. RENDERINGS

## Site Plan & 3D Views



# Next Steps

## 4. NEXT STEPS

### FUTURE MILESTONES

- Design Development/Permitting/Public Outreach: Jan 25-April 2025
- Annual Town Meeting for Final Design and Construction Funding: Spring 2025
- Construction Documents/Bidding: Summer-Fall 2025
- Construction (1-1/2 Years): Early 2026 – Mid 2027



# Thank you! Questions?

[westonandsampson.com](http://westonandsampson.com)



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