



# Article 6-A

## Department of Public Works Facility Improvements

# Town Meeting Request for 60% Design Funding

## May 1, 2023



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

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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- ??

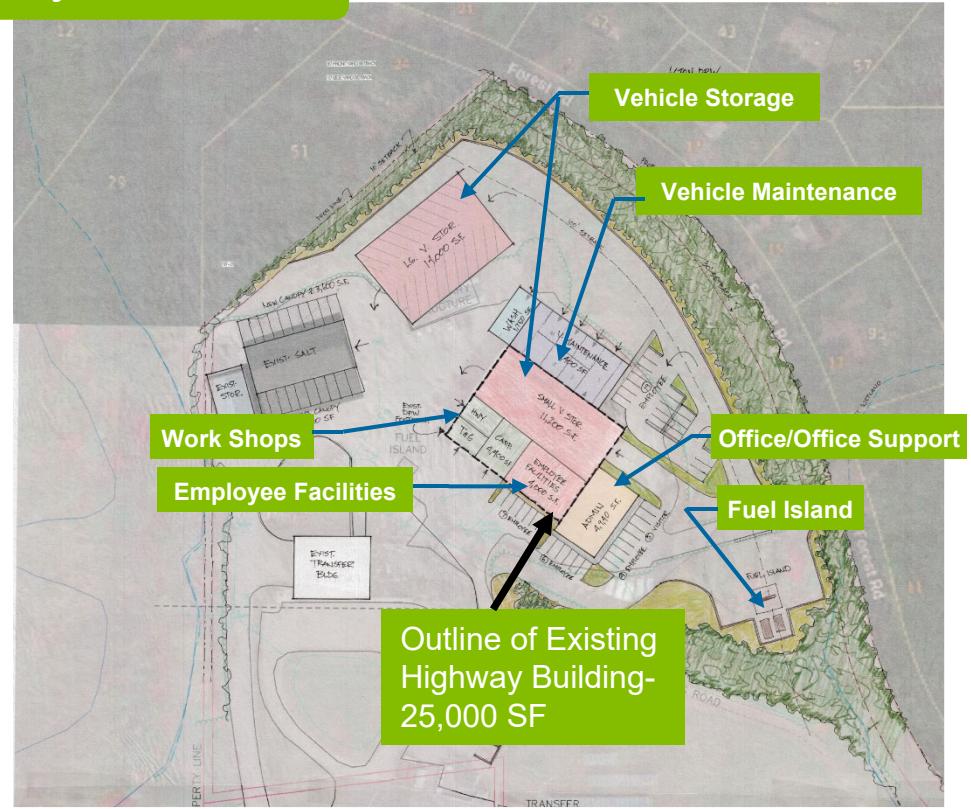
A photograph of a large industrial facility, likely a storage or assembly area for construction equipment. The space is filled with various vehicles, including several yellow excavators and tractors, some with their buckets raised. The ceiling is high with exposed steel beams and numerous fluorescent light fixtures. The floor is concrete and appears to be under construction or renovation, with some debris and materials scattered around.

# What is Proposed

### 3. WHAT IS PROPOSED - ALTERNATIVE

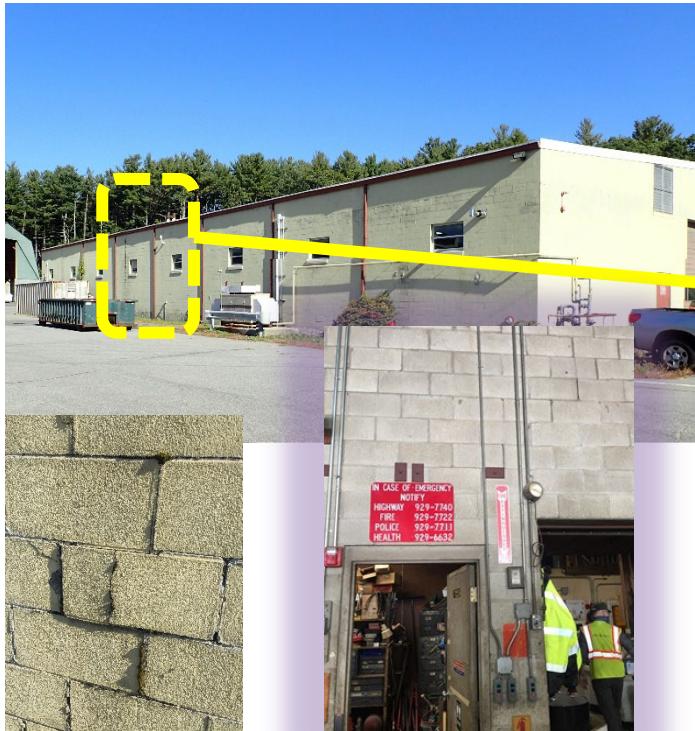
#### Reuse of Existing Facility Considered and Rejected

- **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>

**9.5% Reduction**



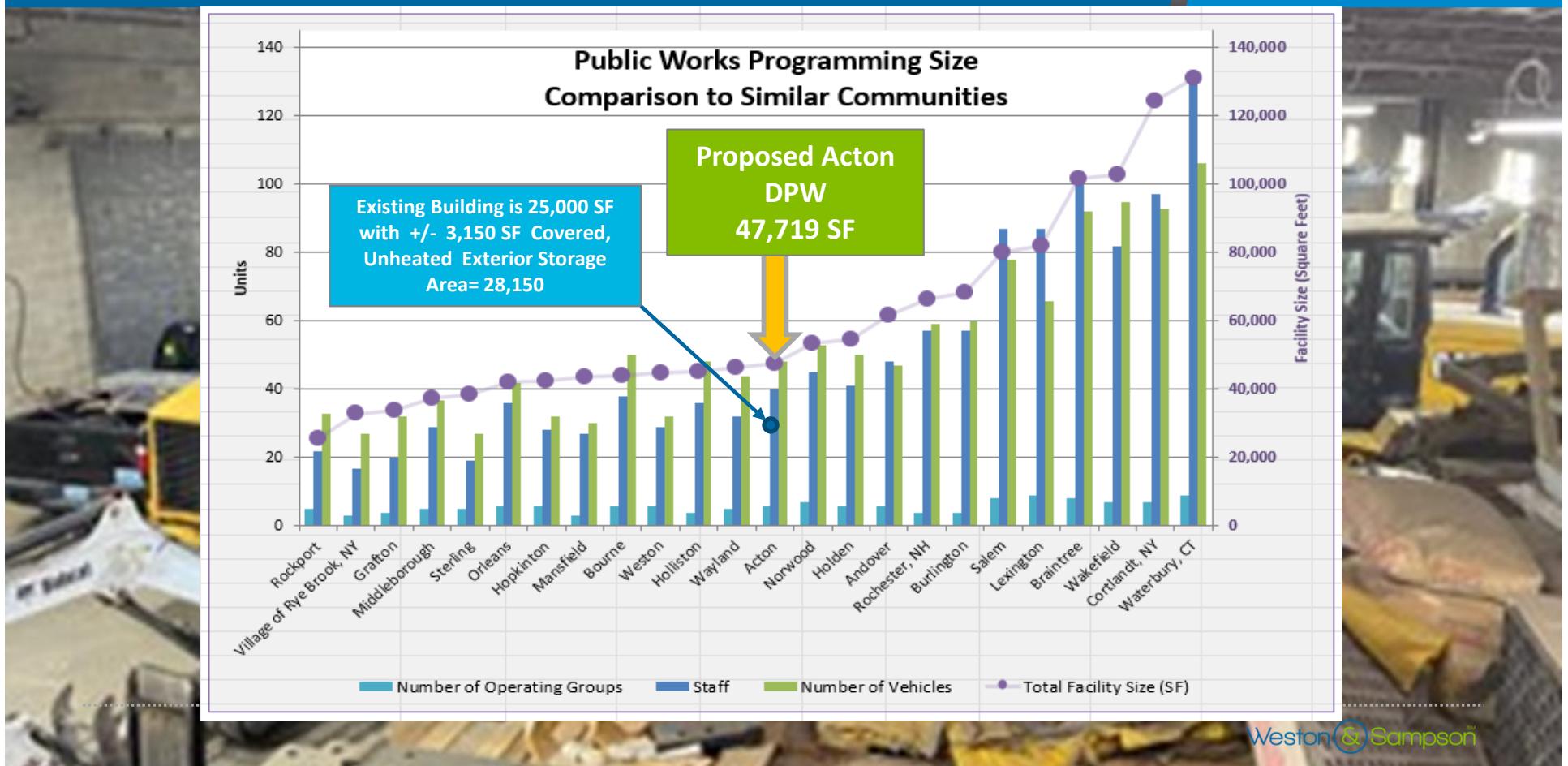
### **3. WHAT IS PROPOSED- PREFERRED**

## 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**



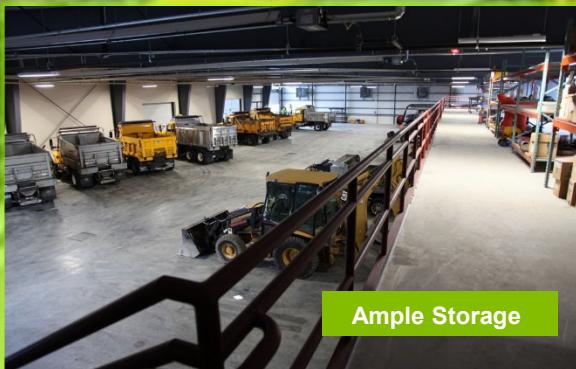
### 3. WHAT IS PROPOSED- PREFERRED



## 4. BENEFITS OF A NEW FACILITY

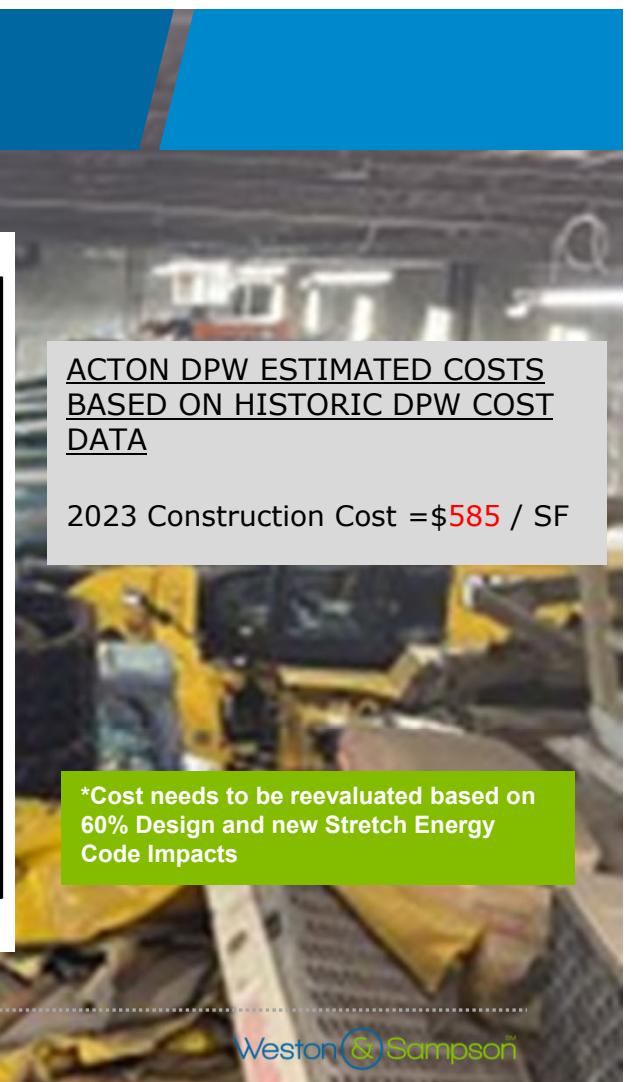
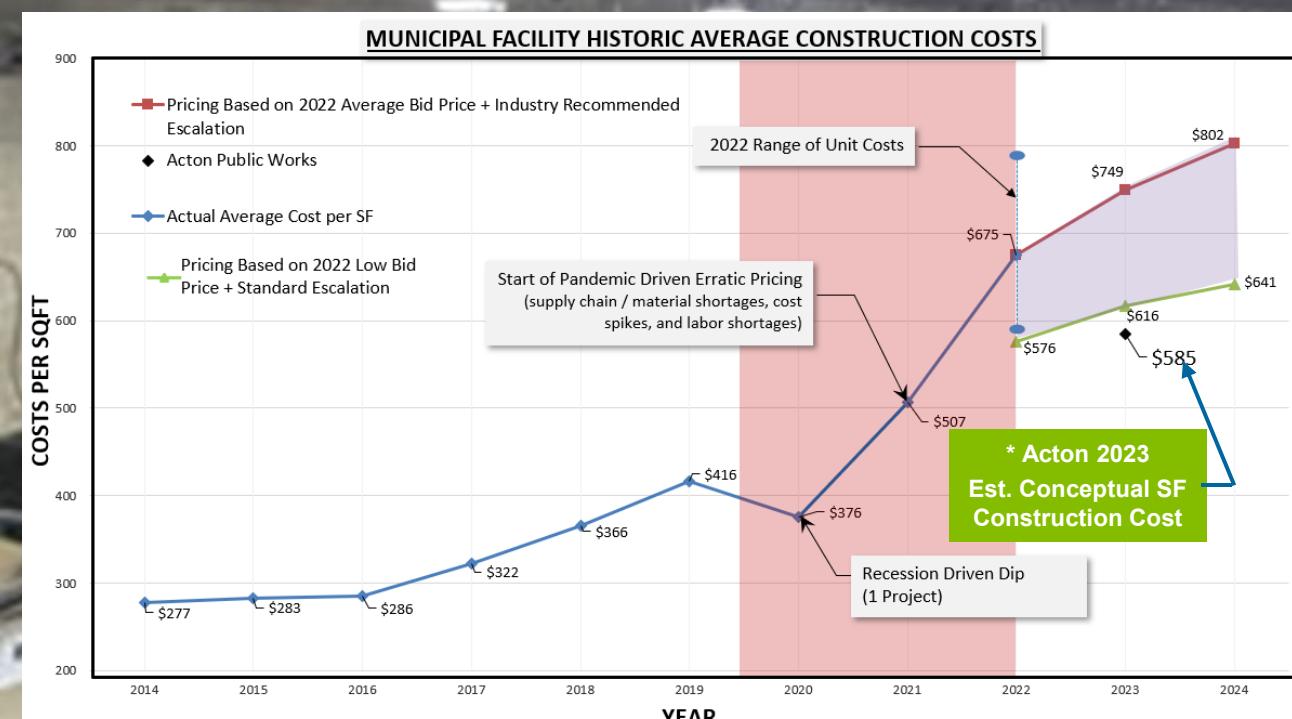
- Employee Safety
- Improved Employee Training and Moral
- Protection of Town Vehicles and Equipment
- Compliance with Applicable Codes and Regulations
- Improved Public Service Response Times
- Reduced Carbon Footprint
- Improved Stormwater Water Quality
- Flexibility To Meet Town and Regulatory Demands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

## 4. BENEFITS OF A NEW FACILITY



## 5. ANTICIPATED COSTS

### SF Construction Costs for Similar DPW Facilities



## 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