



DPW BUILDING COMMITTEE

MEETING MINUTES

SEPTEMBER 26, 2024

7:00 PM

ACTON TOWN HALL, ROOM 204

472 MAIN STREET

Present: Dean Charter, Corey York, Adam Nolde, Eric Larson, Thomas Begin

Additional Attendees: Town Manager John Mangiaratti, John Comeau and Della Donahue from Weston & Sampson

Dean Charter, Chair of the DPW Building Committee, called the meeting to order at 7:04 PM. Mr. Charter provided a background of the DPW Building Project, noting deficiencies with original construction, personal experience with facility, concerns with air quality, safety, usability, lack of a weather tight facility, and a number of issues that have led to the need for replacement.

John Mangiaratti, Town Manager, gave an outline of how the presentation will go, introduced the design team from Weston & Sampson and the Owners Project Manager firm, explained the procurement and construction process associated with the project, and invited residents to visit the DPW Project website at www.ActonMA.gov/DPWProject.

Mr. Charter provided additional background which included the project being set as a short- and long-term goals for the Select Board since 2020, progress that has occurred since 2021, and what the current committee is charged with in terms of design and construction.

John Comeau and Della Donahue, Weston & Sampson, provided a slideshow presentation that gave additional background on the need for a new facility and the progress to date. The presentation included conceptual design of a new facility. Mr. Comeau discussed the importance of DPW, the wide range of Town Departments that benefit from a new facility which included 10 Town Departments; noted the role DPW plays in emergency response as first responders; discuss the history of the facility beginning with the original construction in 1969 and how the original recommended size of the facility for the level of operations in 1969 was 36,000 SF but the final constructed building was 19,000 SF; provided information on what has changed since 1969, including a population increase of 10,000, noted the facility does not meet current building, energy, conservation, ADA, and OSHA codes; and the concerns with safety and air quality with the current facility. He also discussed the current layout of the facility and its limitations, showing slides that highlighted undersized office, garage and storage, fleet maintenance areas, and flammable storage space. Mr. Comeau noted that the current facility is not tall enough to allow mechanic to raise vehicles to a proper level to safely repair. Mr. Comeau discussed the current practice of storage equipment and material outside in temporary spaces due to lack of room within the building. This has led to deterioration and damage or equipment and materials.

Ms. Donahue presented slides on conceptual design to date. She noted the opportunities and benefits of a new building which included proper space for storage, office space, mechanical bays, training areas, staff changing space, meeting areas, fluid distribution and containment areas, wash bay, and workshop storage. The presentation highlighted sustainable features that would ensure the DPW Building is compliant with Town bylaws. Those features included geothermal wells, rooftop solar, energy storage possibilities, and construction approaches that would help the Town achieve LEED certification and a fossil fuel free facility. Additional slides provided details on current space needs, staffing levels, current site laydown and the proposed building footprint. The proposed footprint would better utilize the site and work to reduce the noise as best as possible for neighbors in the area. Ms. Donahue reviewed slides that focused on the current design, showing administration areas, maintenance garage spaces, vehicle storage and other storage areas.

Mr. Comeau reviewed the next steps and remaining schedule, noting that the schematic design cost estimates are anticipated back to the Town by early November. He reviewed possible final design/bidding, permitting, and construction schedules.

Leo Futchman provided comments on the current project, indicating he felt it was time to replace the current building and appreciated the presentation. He explained he felt the cost should be considered when reviewing design as well. He voiced his support for indoor vehicle storage and noted how important it was to do so to ensure vehicles and equipment are protected.

Eric Heels read a prepared statement regarding his concerns with the current facility, proposed new facility, traffic speeds along Forest Road, noise level from current facility and future facility, the need for sidewalks along Forest Road to allow abutters the ability to walk safely along Forest Road, site lines into the DPW from both his house and abutters, noted he did not hear about this meeting until 8 days before the DPWBC meeting.

Scott Sullivan asked for information regarding the phased approach discussed in the presentation that would drive costs for this project higher.

REVIEW AND APPROVAL MINUTES

Thomas Begin moved to approve the minutes, Adam Nolde seconded, Committee voted 5-0-0 to approve.

The Committee discussed dates for the next meeting, announcing November 7th at 7pm would be the next public meeting and presentation.

Thomas Begin moved to adjourn at 8:22pm, Adam Nolde seconded, Committee voted 5-0-0 to approve.