



DPW BUILDING COMMITTEE
MEETING MINUTES
NOVEMBER 7, 2024
7:00 PM
ACTON TOWN HALL, ROOM 204
472 MAIN STREET

Present: Dean Charter, Corey York, Adam Nolde, Michael Harris, Thomas Begin, Ann Chang
Additional Attendees: John Comeau from Weston & Sampson; Kevin Weeks from PMA
Associates (virtual)

Dean Charter, Chair of the DPW Building Committee, called the meeting to order at 7:04 PM.
Mr. Charter provided a review of the agenda and how the meeting will progress.

REVIEW AND APPROVAL MINUTES

Approval of September 26, 2024 minutes, moved by Thomas Begin, seconded by Adam Nolde;
committee voted 4-0-1 (Ms. Chang abstained).

REVIEW AND DISCUSS PROJECT ESTIMATES

John Comeau provided a presentation and review of the schematic design cost estimates. Mr. Comeau indicated the current cost estimate for the project as designed is \$46,960,456. Mr. Comeau provided feedback on potential items that could be included in a bid packet as project alternates; provided more detail on the soft costs listed within the cost estimate; review the overall construction and materials that will be used to construct the building; items that drive costs in this project, HVAC, geothermal wells, concrete, and other items. Mr. Nolde asked if there were opportunities to look at the construction materials for cost savings, which Mr. Comeau indicated they could and provided possible areas that could be considered. Mr. Nolde asked the anticipated life expectancy of this building, which Mr. Comeau stated the Town could reasonably anticipate getting 50 – 70 years or more out of this building.

Ms. Chang asked for clarification on what town fiber consisted of within the soft costs, which Kevin Weeks, PMA, indicated it was and is a true soft cost that could be reconsidered along the way.

Mr. Comeau began to discuss the list of possible items that could be valued engineered from the project, which included reduction in masonry around the building; reduction in building scope; elimination of the phased approach and re-orienting the building onsite; reduce limits of paving around the building; reduce mezzanine area; and a few other options. Mr. Comeau also discussed potential bid alternates for the project and work that could be completed by DPW staff to help further reduce the overall construction costs. Mr. Comeau discussed potential rebates and funding opportunities to help fund energy efficiency components.

Greg Jarboe discuss elimination of the phased approach and asked if the Town could look into utilizing another Town's DPW facility to operate out of during the project. He indicated he agreed with the Town planning for future growth but questioned what the appropriate level would be.

Tom Beals asked about the cost difference between fossil fuel heating systems and the current non-fossil fuel systems.

Joe Champo discussed his experience living along Forest Road, voiced his concerns with the speed of vehicles along the road, expressed his concerns with a lack of sidewalks and asked if there were any plans to incorporate sidewalks in the project. Mr. Charter indicated the request for sidewalks along Forest Rd would be best to be discussed with the Town Managers office and the Select Board. Mr. Champo recommended using Route 2 for access to the site during construction and possibly using that access point during operations as well.

Scott Sullivan discussed a few concerns that would be helpful to people to review when considering the project. He also discussed the fiscal impact and his experience in relocating individuals within smaller s.f. per person and suggested that the Town review the footprint and provide clarification on what it breaks down to. Mr. Comeau discussed how the current SF of the facility supports not only office staff but crews and other staff who are not in the building throughout the day.

Eric Heels read from a prepared statement that reviewed the public notification on the fuel station project, site costs, lack of sidewalks, impacts to wildlife along Forest Rd, and impacts to views along Forest Rd by the project and clearing needed.

Jason Cole asked about the geothermal plan and possible usage of battery storage onsite; discussed the operating costs associated with solar panels and geothermal wells; discuss possible site conditions from an environmental standpoint; asked about prior testing on site and possible reduction in soil removal due to possible relocation of the building due to elimination of phased construction; and discussed the value engineering list that could be considered to help reduce the cost of the project.

The committee discussed possible sound barriers that could be included in the project and installed along Forest Road to help reduce noise to neighbors. Ms. Chang discussed the sound barriers along 495 and suggested using those.

DISCUSS PRESENTATIONS TO OTHER BOARDS, COMMITTEES, COMMISSIONS

Mr. Charter discussed upcoming presentations to committees, commissions, boards and community groups. He asked committee members to send along and other groups that members feel a presentation should be given to.

DISCUSS CONTINUED PUBLIC EDUCATION AND OUTREACH EFFORTS

Ms. Chang suggested showing schematic plans and estimated bonding costs in any presentation given to groups.

Mr. Nolde recommended the committee hold a neighborhood meeting at DPW to help with outreach, education and hear feedback from abutters.

The committee discussed dates for the next meeting.

Ms. Chang moved to adjourn at 8:40, Mr. Nolde seconded the motion; the committee voted 5-0-0 in favor.