



DPW BUILDING COMMITTEE
MEETING MINUTES
DECEMBER 12, 2024
7:00 PM
ACTON TOWN HALL, ROOM 204
472 MAIN STREET

Present: Dean Charter, Corey York, Adam Nolde, Greg Jarboe, Ann Chang, Thomas Begin
Additional Attendees: John Comeau and Della Donahue from Weston & Sampson; Kevin Weeks from PMA Associates; John Mangiaratti, Town Manager

Dean Charter, Chair of the DPW Building Committee, called the meeting to order at 7:08 PM. Mr. Charter provided a review of the agenda and how the meeting will progress.

REVIEW AND DISCUSS PROJECT ESTIMATES

John Comeau from Weston & Sampson provided an update on the design progress to date, include cost reduction efforts; funding opportunities; site renderings and next steps. Highlighted in the presentation was the savings associated with elimination of phased construction due to the Town's ability to identify alternative locations for operations; reduction in geothermal wells; reduction in extent of masonry base around building; reduction in overall limits of paving by 10%; reduction in mezzanine area; reduction in skylights throughout building; and other savings. Weston & Sampson provided a list of possible bid alternatives, which included construction of a new canopy structure off existing salt shed; fit-out of wash bay finishes and equipment; purchase & installation of bridge cranes in shop areas; and construction of sound barrier walls. Mr. Comeau explained that these reduction help get the total project cost closer to the \$40M target, which would result in a construction total of \$31,115,858. Della Donahue, Weston & Sampson, provided an overview of possible funding opportunities that would be available to the project through sustainable construction options (solar panels; geothermal wells; etc.). She further explained that a number of the incentives are funded through State incentive programs. Greg Jarboe, committee member, asked about the federal and state incentive program and if they would continued to be available, and Ms. Donahue indicated the Inflation Reduction Act is at the federal level and can not confirm it will be available long term.

Ms. Donahue provided an overview of additional slides that highlighted design updates to the exterior of the building, which included slides that provided an example of the view residents will see from the street when looking into the site. Ann Chang, committee member, asked about dust control during construction, which Mr. Comeau indicated the contractor would implement proper dust control throughout the project. Mr. Charter discussed the potential cost savings items and asked the committee for their feedback on items they felt should be accepted as reductions in the project. Adam Nolde asked about a number of items, including sky lights and if it was necessary to accept this reduction. It was explained that the sky lights helped provide natural lighting into the garage area but could be reduced as that area will be properly lit.

Mr. Charter went through the list of possible reductions to the project and accepted reductions by the committee included elimination of phased construction; reduction of geothermal wells, which Mr. Comeau explained additional testing will be needed before it can be confirmed that the proposed reduction is acceptable, which should occur within the next month or so; reduction in masonry base and paving areas throughout the site; reductions in total mezzanine storage areas within the building; site clearing work and undertaking it through town staff; and accepting reduction in design contingency from 10% to 8%.

Mr. Martin asked about the expected BTU needs of the new facility; if the flooring in the garage would utilize radiant flooring, which Weston & Sampson explained it would be located within the garage and maintenance garage spaces; and what the minimal temperatures would be within these spaces.

Mr. Jarboe explained he would like the Committee to consider the costs and what the cost would be by deferring the project into future years. He further commented that the project at the current scope and cost will not receive wide spread support as it is seen as too expensive.

DISCUSS PRESENTATIONS TO OTHER BOARDS, COMMITTEES, COMMISSIONS

Mr. Charter discussed continued efforts to engage the community and discussed the need for an upcoming open house in January to provide tours to residents, showing them the current facilities and deficiencies, which are driving the need for replacement.

The Committee agreed to set the next meeting for January 29, 2025.

Mr. Jarboe moved to adjourn at 8:46pm, Mr. Nolde seconded, the Committee voted 6-0-0 in favor.