

TOWN OF ACTON PUBLIC WORKS FACILITY

DPW Building Committee Meeting

December 12, 2024



AGENDA

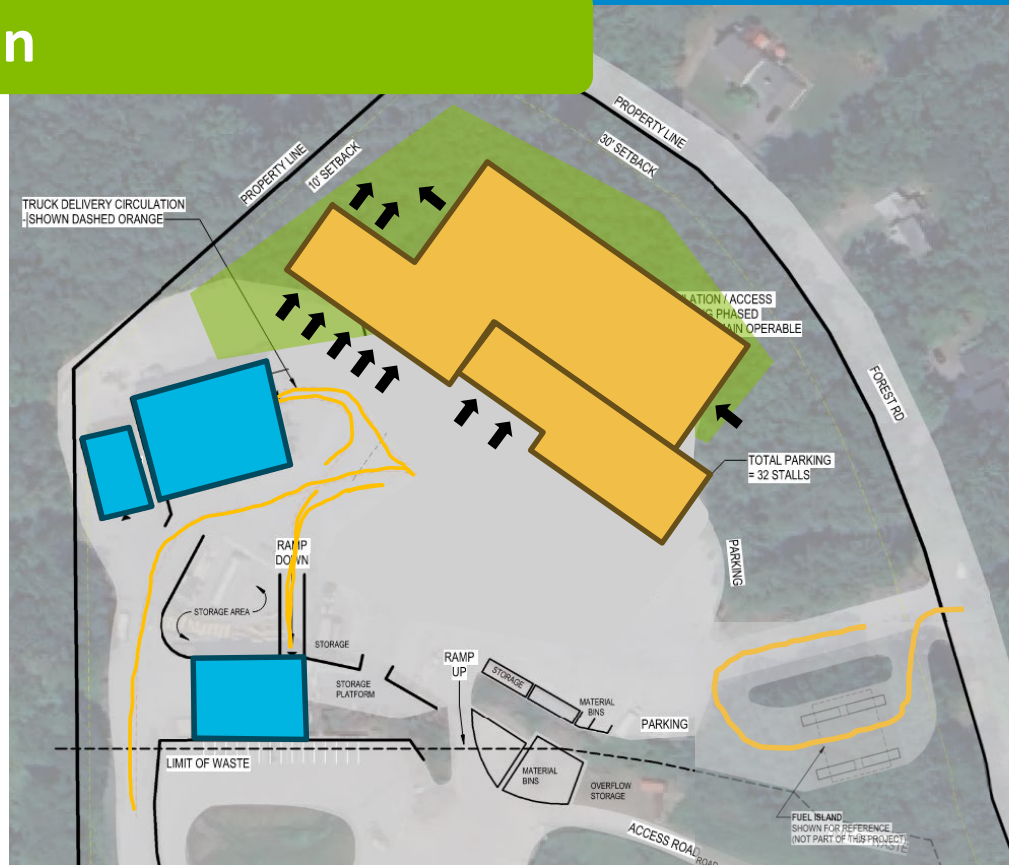
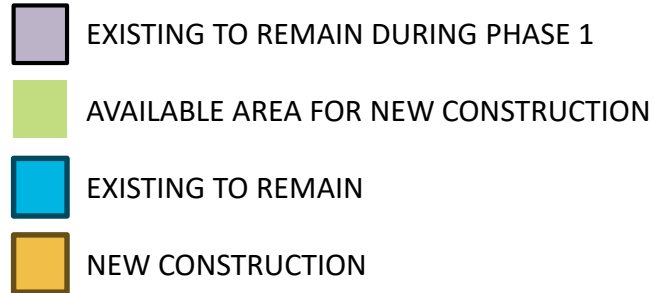
- 01 Cost Reduction Efforts
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- 03 Renderings
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Cost Reduction Efforts

1. COST REDUCTION EFFORTS

Eliminate Phased Construction

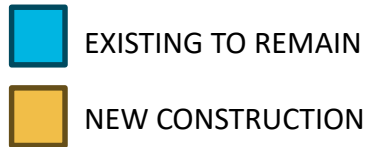
- Construct 1:2 of Facility; Maintain DPW operations during Phase 1
- Move to portion of Facility and minor temp. facilities; Demo existing
- Complete Construction



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



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
DIRECT CONSTRUCTION ESTIMATE	
Cost of New Construction (Tci Estimate)	\$ 37,946,168
TOTAL DIRECT CONSTRUCTION COSTS	\$ 37,946,168
A/E DESIGN COSTS	
Weston & Sampson	\$ 3,295,000
OWNERS PROJECT MANAGER	
PMA Consultants LLC.	\$ 1,429,288
TOTAL A/E & OPM COSTS	\$ 4,724,288
CONSTRUCTION RELATED SOFT COSTS	
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
Total Probable Owner's Indirect Costs	\$ 4,290,000
TOTAL PROJECT COSTS	\$ 46,960,456

Construction Cost= \$37,946,168

SD TPC Estimate= \$46,960,456



18% Reduction in construction cost -\$6,830,310	Updated for VE Estimate 12/12/24
DIRECT CONSTRUCTION ESTIMATE	
Cost of New Construction -18% Reduction	\$ 31,115,858
TOTAL DIRECT CONSTRUCTION COSTS	\$ 31,115,858
A/E DESIGN COSTS	
Weston & Sampson	\$ 3,295,000
OWNERS PROJECT MANAGER	
PMA Consultants LLC.	\$ 1,429,288
TOTAL A/E & OPM COSTS	\$ 4,724,288
CONSTRUCTION RELATED SOFT COSTS	
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 (6%)	\$ 1,866,951
Owner's Soft Cost Contingency	\$ 500,000
Total Probable Owner's Indirect Costs	\$ 3,906,951
TOTAL PROJECT COSTS	\$ 39,747,097

Construction Cost= \$31,115,858

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



transform your environment