



PMA Consultants

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

Acton DPW - Value Management February 2025

0.44

Item	By	Description	Estimated Direct Cost	Estimated Value (w m/u)	Rejected Value	Accepted Value	Date Added	ACCEPTED	REJECTED	Notes
A. Potential Building Construction Scope Reductions										
1	WSE	Eliminate Phased Construction- Rent/Fitout Temp Home, Relocate Admin to Town office space (3%). Relocate Building Footprint away from Forest Road- Reduced Site work, export of soils, etc.	\$1,140,000	\$ 1,641,600		\$ 1,641,600		X		
2	WSE	Reductions in Base Building SF (4% = 1,876 x \$500 SF)- Not including 1,900 SF Wash Bay Bid Alternate	\$938,000	\$ 1,350,720		\$ 1,350,720		X		
3	WSE	Finalize # of Geothermal Wells at next phase of design- Expect Reducton in Total # of Wells Required (Reduce 25%)	\$550,000	\$ 792,000		\$ 792,000		X		
4	WSE	Reduce Extent of Masonry Base around Building (Reduce 25%)	\$56,250	\$ 81,000	\$ -	\$ 81,000		x		
5	WSE	Reduce overall limits of paving - provide gravel base (Reduce 10%)	\$76,278	\$ 109,840	\$ -	\$ 109,840		x		
6	WSE	Provide HMA at knockdown in lieu of cast in place concrete	\$18,000	\$ 25,920	\$ -	\$ 25,920		x		
7	WSE	Reduce Total Number of Skylights in Vehicle and Equipment Storage Garage (Reduce 50%)	\$30,000	\$ 43,200	\$ -	\$ 43,200		x		
		Total Potential Scope Reductions	\$2,808,528	\$ 4,044,280	\$ -	\$ 4,044,280				
B. Work that could potentially be performed by Town Forces										
1	Town	Final Landscaping after construction	\$179,000	\$ 257,760		\$ 257,760		x		
2	Town	Final Paving after Construction	\$204,800	\$ 294,912		\$ 294,912		x		
3	Town	Site Clearing before construction	\$27,000	\$ 38,880		\$ 38,880		x		
4	Town	Rough Site Excavation (Town performs 20%)	\$100,000	\$ 144,000		\$ 144,000		x		
		Total Potential work to be performed by Town Forces	\$510,800	\$ 735,552	\$ -	\$ 735,552				
C. Potential Work to be performed by Acton DPW or Moved to Bid Alternate										
1	Town	Supply and Install Site Structures- (Block Walls and Covered Storage Bins for DPW Materials)	\$178,000	\$ 256,320		\$ 256,320		x		
		Total Cost of Potential Work to be performed by Acton DPW	\$178,000	\$ 256,320	\$ -	\$ 256,320				
D. Potential Bid Alternates										
1	WSE	Defer Bridge cranes (2 total monorails in shops)- Design Structure to support future installation	\$57,000	\$ 82,080		\$ 82,080		x		
2	WSE	Defer Canopy Addition at Salt Shed	\$222,250	\$ 320,040		\$ 320,040		x		
3	WSE	Build Sound Barrier Walls	\$612,000	\$ 881,280		\$ 881,280		x		
4a	WSE	Wash Bay (1,900 SF @ \$625 SF)	\$1,187,500	\$ 1,710,000		\$ 1,710,000		x		Wash bay Eq. only = \$170,000 Undercarriage wash incl.
4b	wse	Wash Bay Equipment	\$190,000	\$ 273,600		\$ 273,600		x		
5	wse	20% of Vehicle Storage Mezzanine Area	\$202,820	\$ 292,061		\$ 292,061		x		
		Total Cost of Potential Bid Alternates	\$2,521,570	\$ 3,559,061	\$ -	\$ 3,559,061				
E. Other Cost Potential Cost Savings										
1	WSE	Refine Costs based on further Development of Design- Reduce Design Cont. from 10% to 8%)	\$657,000	\$ 657,000		\$ -				
2	WSE	Estimated Mass Save Potential Rebates for HVAC Equipment- Exact amount TBD	\$325,000	\$ 325,000						
3	WSE	Inflation Reduction Act Potential Rebates and Incentives- TBD	\$0	\$ -						
4	Town	Other Incentives and Grant Opportunities- ie., SMART, Green Communities, Climate Leader Communities- TBD	\$0							
5	Town	Chapter 90 Money related to Roadway work- TBD	\$0							
		Total Cost of Other Potential Cost Savings	\$982,000	\$ 982,000	\$ -	\$ -				

VALUE OF ACCEPTED ITEMS \$ (8,595,213)

\$ 9,577,213

Total of all proposed value management ideas located above if chosen

Still to go:

\$ (1,764,903)

Target Construction Cost Budget 82% of Estimate \$ 31,115,858

Reconciled Estimate (TCi - Estimate of Record) \$ 37,946,168

Revised Forecast Budget Based upon Accepted VE Items \$ 29,350,955

Revised Base Budget without Alternates

Delta \$ 6,830,310

8% total reduction to Base Building
= 43,056 SF

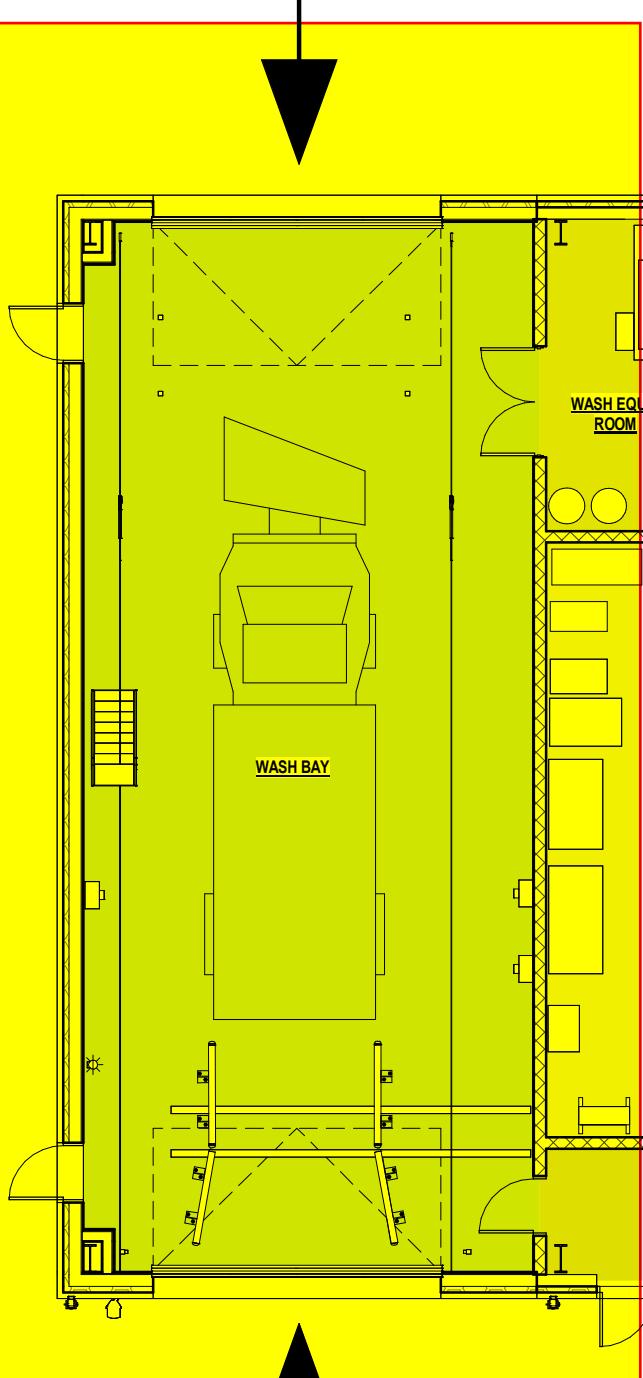
Fleet Storage	24,900 gsf
Fleet Storage	23,890 nsf
Utilities	620 nsf

FLEET STORAGE

PROGRAM LEGEND

- CIRCULATION
- EMPLOYEE FACILITIES
- MAINT SUPPORT
- MAINTENANCE
- OFFICE
- OFFICE SUPPORT
- SHOPS
- STORAGE
- UTILITIES
- WASH

Bid Alternate
1,900 Wash
Bay (4%)



WASH BAY

Wash Bay	1,786 gsf
Wash Bay	1,450 nsf
Utilities	140 nsf

FLEET MAINTENANCE

Fleet Maintenance	7,740 gsf
Maintenance Bays	5,560 nsf
Maintenance Support	1,340 nsf
Office	300 nsf
Utilities	60 nsf

WORKSHOPS

Workshops	4,045 gsf
Shops	3,270 nsf
Circulation	800 nsf

OVERALL FLOOR PLAN



TOWN OF ACTON
NEW PUBLIC WORKS FACILITY

Weston & Sampson

EMPLOYEE FACILITIES

Employee Facilities	3,348 gsf
Emp Fac	1,880 nsf
Utilities	280 nsf
Circulation	470 nsf

OFFICES & SUPPORT

Administration	4,967 gsf
Offices	1,360 nsf
Support	1,750 nsf
Utilities	100 nsf
Circulation	1,000 nsf