



# Article 15

## School Transportation Facility Supplemental Funding

**ARTICLE 15.** To determine whether the Town will vote to raise and appropriate, or transfer from available funds in the Treasury, or authorize the Town Treasurer with the approval of the Select Board, to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$1,950,000, or any other sum, to be expended under the direction of the Town Manager for the purpose of designing, constructing and originally equipping a transportation facility to be located at 214Y Main Street (assessor's parcel #2322, including facilities for vehicle repair, fueling, storage and parking and related activities and including design, engineering, testing and other related work, provided, however, that this borrowing authorization shall be contingent upon passage of a Proposition 2 ½ debt exclusion referendum under General Laws Chapter 59 §21C(k) to except the amounts required for the amounts required for the payment of the interest and principal; or take any other action relative thereto.

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### Developing a New Transportation Facility

May 2014 Special Town Meeting - Article 1

Authorized Purchase of 37 Knox Trail

Purchase Completed November 2014

April 2015 Special Town Meeting - Article 1

Authorized taking of WR Grace site by

Eminent Domain - Taking completed August 2015

April 2014 Annual Town Meeting - Article 12

\$925,000 appropriated

April 2015 Annual Town Meeting - Article 24

\$950,000 appropriated

ACTON

Rideout Playground

MBTA Commuter Rail Line

CONCORD

Damon Mill

Route 62 / Main Street

Thoreau School

Harrington Avenue

Route 62

Kennedy's Pond

Knox Trail

Valley Sports

WR Grace Site

Route 62



# Article 15

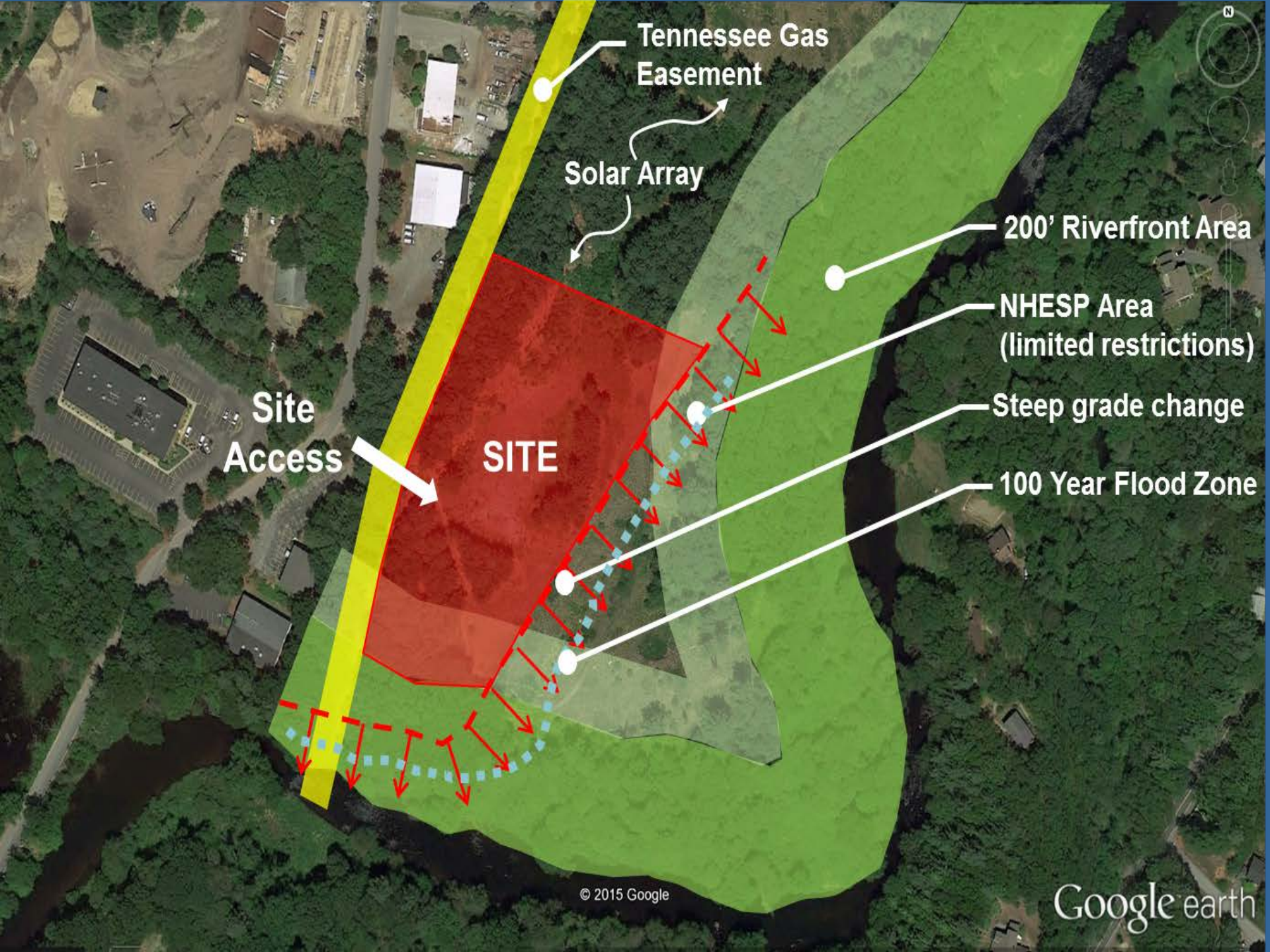
## School Transportation Facility Supplemental Funding



Owner's Project Manager Selected through RFQ Process  
**Vertex Companies**

OPM assisted in selecting Architect/Engineer through a  
competitive process  
**Weston & Sampson Engineers**

OPM and Architect met with School Transportation and  
Administration Staff to develop project scope



Tennessee Gas Easement

Solar Array

200' Riverfront Area

NHESP Area (limited restrictions)

Site Access

SITE

Steep grade change

100 Year Flood Zone

# Article 15

## School Transportation Facility Supplemental Funding



## Site Requirements

Employee Parking (43 Spaces)

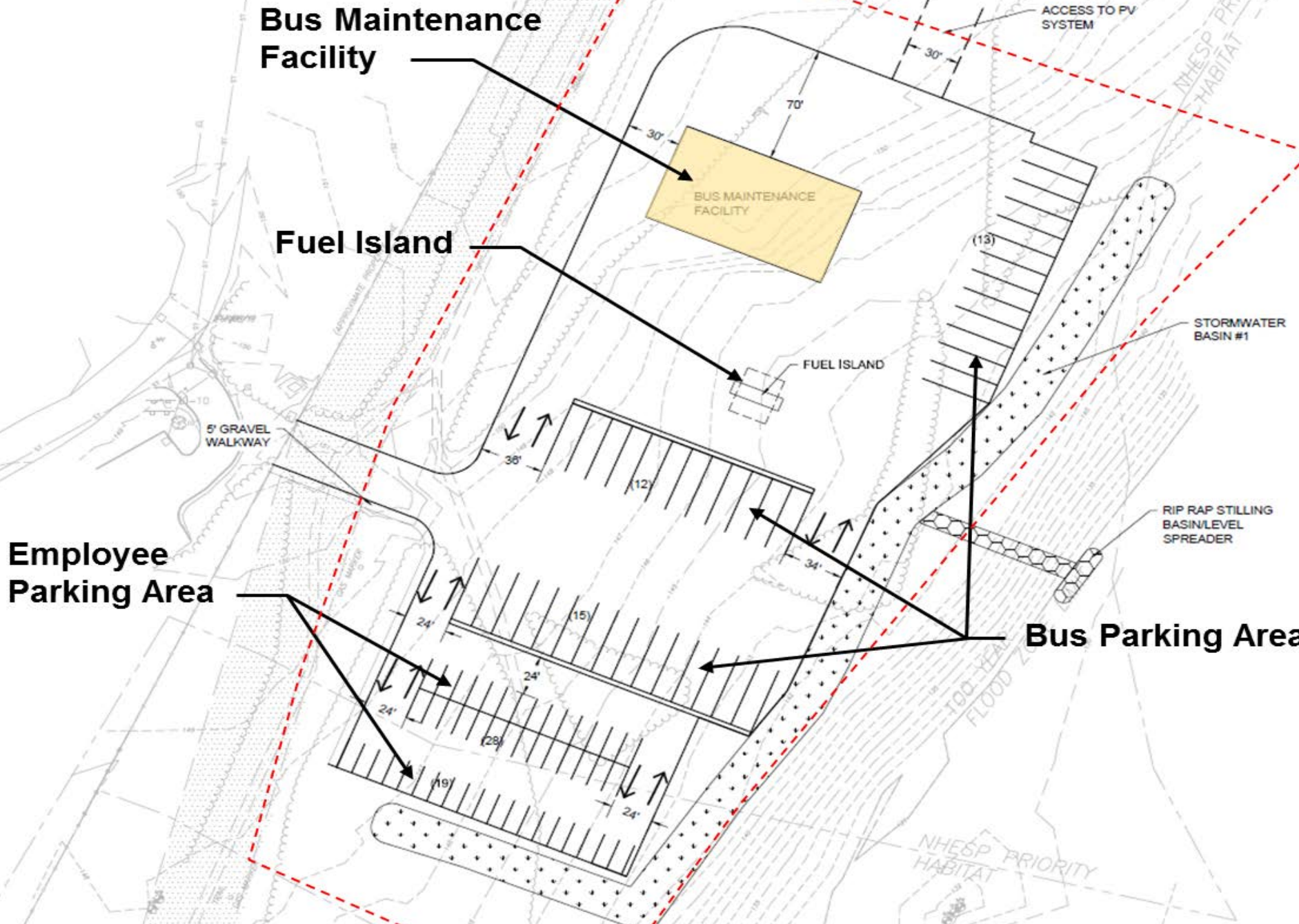
Bus Parking 40 forty-foot long buses

Fueling

Storm water Management

Access to CMLP's Solar Array

Transportation Building



**Bus Maintenance Facility**

**Fuel Island**

**Employee Parking Area**

**Bus Parking Area**

BUS MAINTENANCE FACILITY

FUEL ISLAND

5' GRAVEL WALKWAY

ACCESS TO PV SYSTEM

STORMWATER BASIN #1

RIP RAP STILLING BASIN/LEVEL SPREADER

NHEP PRIORITY HABITAT

NHEP PRIORITY HABITAT

100-FOOT FLOOD ZONE

30'

70'

(13)

(12)

(15)

(28)

(19)

36'

34'

24'

24'

24'

24'

100-FOOT FLOOD ZONE

# Article 15

## School Transportation Facility Supplemental Funding



## **Building Programming**

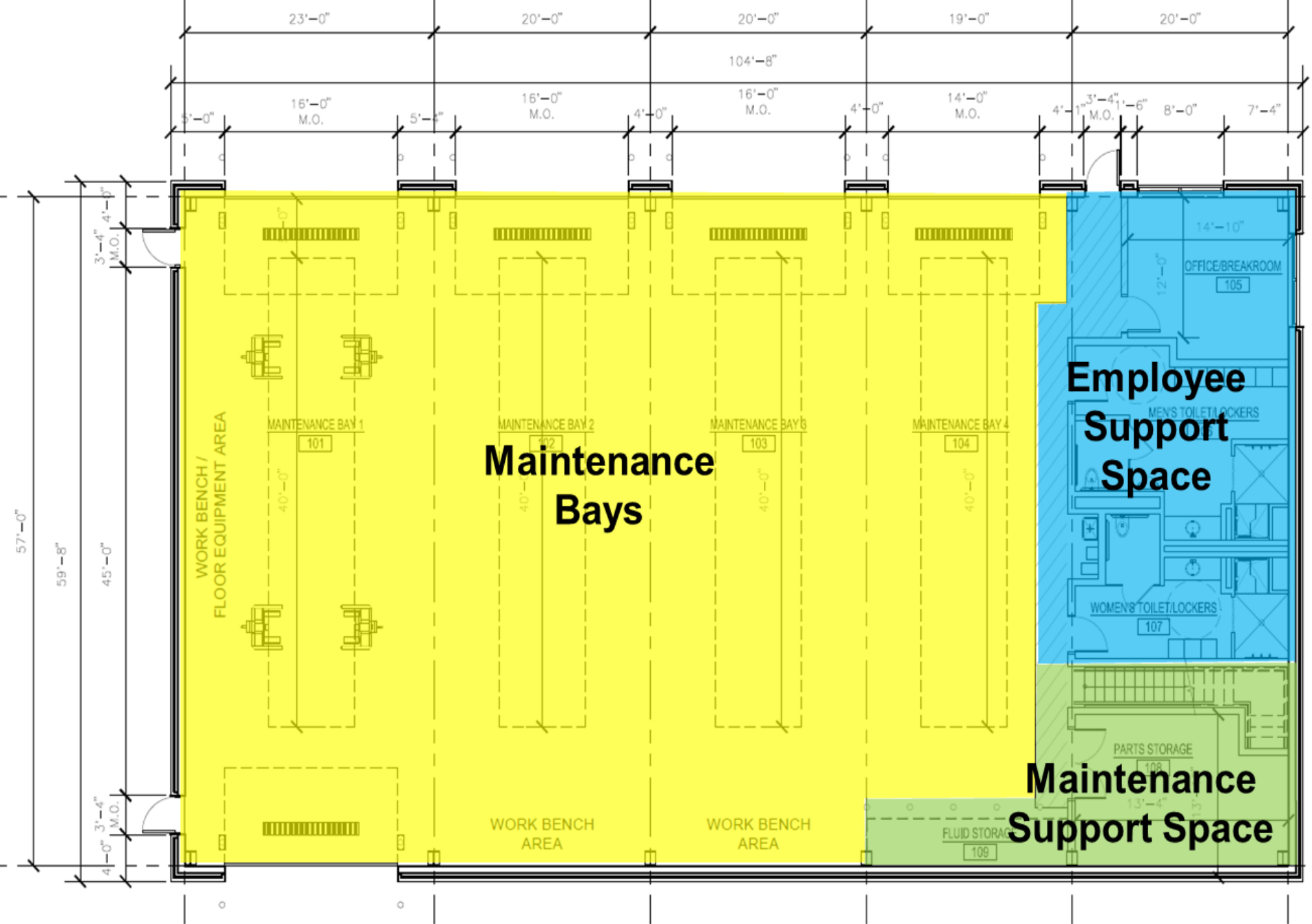
Consultant interview of maintenance staff

- .Identified personnel responsibilities
- .Developed vehicle/equipment inventories
- .Reviewed daily work flow patterns
- .Observed maintenance operation

Prepared a space needs assessment

- .Explored the optimum work flow
- .Industry accepted standards





1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

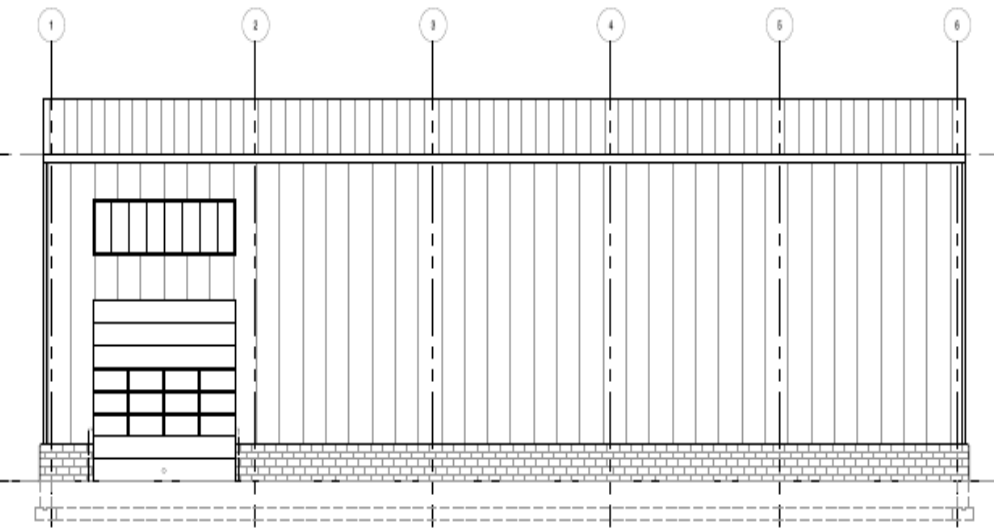
# Article 15

## School Transportation Facility Supplemental Funding

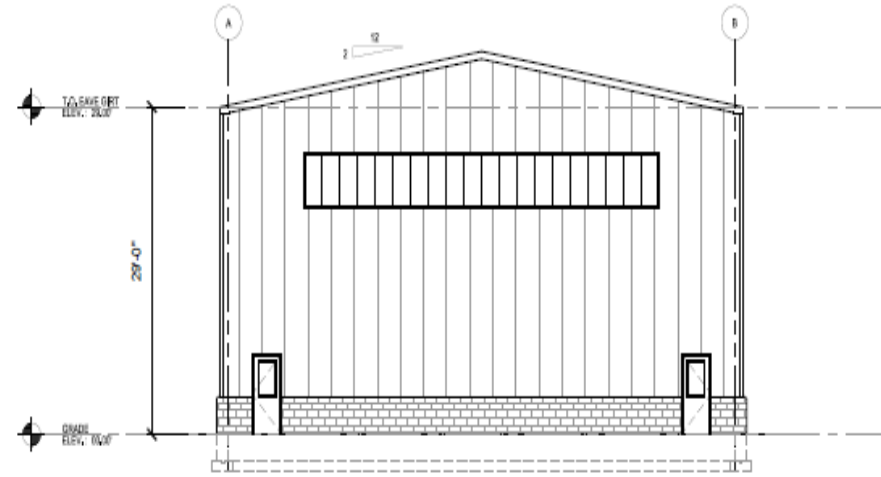


### **Proposed Building**

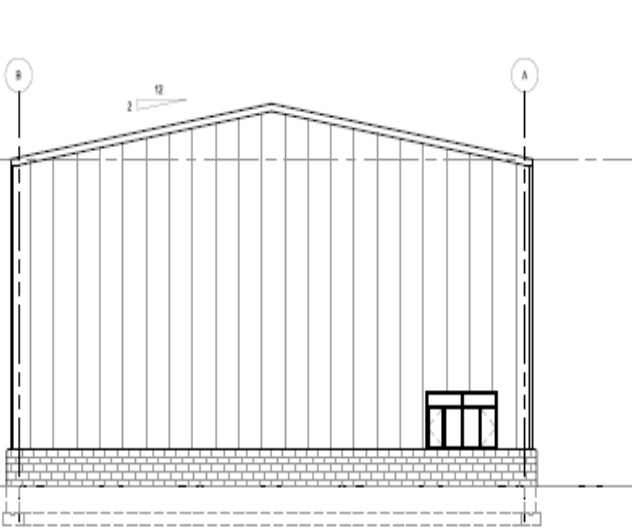
Cost-effective pre-engineered metal building  
Factory foam insulated wall panel system  
Durable masonry base  
Insulated standing metal roof  
Code-required heating & ventilation systems  
Basic building finishes



4 EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



3 EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



1 EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



*Sample photo of similar four bay maintenance building*

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## School Transportation Facility



### Conceptual Cost Estimate

#### Construction Costs

Building Cost: ( <i>cost / SF \$211</i> )	\$1,319,000
Fuel System / Equipment Costs	135,000
Site Development Costs:	1,196,000
Contractor Markup Costs:	397,000
<u>Contingency (15%):</u>	<u>457,000</u>

*Subtotal Construction Cost:* **\$3,504,000**

#### Professional Services Cost

Owners Project Manager (OPM) Fees	\$ 88,488
Architectural and Engineering Fees	280,900
<u>Estimated Construction Fees (A&amp;E/OPM)</u>	<u>250,000</u>

*Subtotal Professional Services* **620,000**

**Total Project Cost**

**\$ 4,125,000**



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### Project Funding

**Total Project Cost (Construction and Professional Services)**

**\$4,125,000**

**Available Appropriations**

2014 ATM – Article 12 \$ 925,000

2015 ATM – Article 24 950,000

2016 ATM – Article 12 (CPS Blgs) 300,000

*Subtotal Available Appropriations* \$2,175,000

**Supplemental Appropriation Request**

**\$1,950,000**



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