

DPW MILESTONES - AUGUST 2021 TO APRIL 2026

2021

September 2021-NJA-Explains site location selection rational on JHB

PBC requests that NJA provide cost proposal for schematic design documents

October 2021-Request made of SHPO to review proposed JHB location

November 2021-SHPO responds that the Town needs to retain an Archaeological Inspector and reflag wetlands for JHB

December 2021-Wetlands Reflagged at JHB

2022

January 2022-NJA to stake out the future road on JHB; will also review if site can be located closer to Kinney Road

February 2022-NJA provided updated progress on JHB

March 2022-Archaeological study continues on JHB

April 2022- Archaeological study concludes nothing found of significance on JHB

May 2022-Final Archaeological study report issued in regard to JHB

June 2022- Final Archaeological study report to be sent to the State in regard to JHB

August 2022-PBC begin planning for public hearing on JHB

September 2022-Public hearing on proposed JHB plans

October 2022-Discussions on who in Town government will respond to questions and concerns raised by residents

BOS directs that the PBC should pursue alternate site locations and options

November 2022-PBC and Town Planner begin reviewing alternate sites

December 2022-BL Companies submits budget estimate for building costs only on JHB

2023

January 2023-PBC presents alternative site options to BOS; they request that the PBC return at next meeting to present the pros and cons for each location

February 2023-BOS retains a Public Relations firm in order to fairly gauge the residents' opinions on a future Public Works facility

March 2023-PBC meets with Public Relations firm in order to discuss issues, perceptions, misconceptions and planning for surveying

April 2023-NJA meets with PBC and explains major hurdles with OCR site

May 2023-BOS received draft plan from PR firm

June 2023-Survey is posted online and available at the Town Office Building and will be open for voting until July 15th

July 2023-Preliminary and unofficial survey results are presented

August 2023-Survey results are completed. BOS directs the PBC to work with NJA and BL Companies to try and make OCR both feasible during the construction process and ultimately as an operational facility

October 2023-BOS established the DPWAC

November 2023-DPWAC holds their first meeting. Discussion on the specific charge from the BOS to the DPWAC. It was agreed to request that NJA and BL Companies provide a cost to undertake Schematic Design plans for OCR

December 2023-Key members of the DPWAC meet with NJA and BL Companies to agree on the parameters of the requested design proposal

2024

January 2024-DPWAC conducts site tour at OCR in order to familiarize themselves with the operational challenges, building and site conditions, etc.

NJA and BL Companies provide an update of the work that they undertook from 2015 to 2017 in evaluating the OCR site.

In regard to the requested design proposal, they need to know what existing on-site operations can be relocated or eliminated.

February 2024-NJA and BL Companies request additional information in order to assemble design cost proposals

March 2024-DPW is beginning to assemble a list of essential on-site requirements. DPW meets with the Committee to describe the necessary requirements. The list is sent to NJA and BL Companies

April 2024-Meeting with NJA and BL Companies to clarify and respond to questions that they raised in preparation of their Design Proposal

May 2024-Design Proposal received from NJA and BL Companies. The proposal includes hard fixed costs, but also estimated and to be determined costs. As a result, the recommendation to the BOS was to issue an RFQ/RFP for Architectural and Related Design Services.

June 2024-Discussions and planning are underway to come up with a plan to relocate the Public Works operation throughout the town during the construction phase on OCR

July 2024-DPWAC begins to draft RFQ/RFP for Design Services. Discussions and planning continue with plans evolving on how and where to relocate the Public Works operation throughout the town during the construction phase on OCR

August 2024-DPWAC discussed the impacts from a phased construction process which would be required to allow Public Works to continue their daily operation as compared to a largely vacated site

September 2024-BOS agree that the site needs to be vacated while construction is undertaken

October 2024-DPWAC identifies temporary locations for all its operations

November 2024-Draft RFQ/RFP for Architectural and other Related Design Services sent to the Town Manager's office for review.

December 2024-BOS agree that the RFQ/RFP can be issued for solicitations of qualifications and proposals

2025

January 2025-In response to the RFQ/RFP a total of eleven (11) proposals is received from Architectural design firms. The DPWAC shortlists four (4) firms to come and make formal presentations.

March 2025-DPWAC conducts four interviews with the shortlisted firms. Ultimately, the Committee selects Silver Petrucelli + Associates (SP + A) as the design team.

April 2025-A Town Meeting is convened and residents approve an expenditure of \$1,576,796 to retain SP + A.

May 2025-SP + A meets with the DPWAC for the first time and discusses the first steps in the process.

June 2025-Architectural Programming meetings begin with the Public Works staff members. SP + A assigns dates for site visits by their various consultants and exploratory investigative work.

July 2025-SP + A provide preliminary design concepts for the Committee's review. SP + A provides an update on the site visits and exploratory investigative work that has occurred to date.

August 2025-Site visits and exploratory investigative work continues by SP + A and their consultants. The Hazardous Materials evaluation is completed and the consultant indicated that the abatement costs would be in the range of \$20,000 to \$33,000.

September 2025-Phase 1 ESA (Environmental Site Assessment) are completed and the results indicate that Phase 2 ESA will be required.

DPWAC provides its first formal presentations to the Town Council. It is agreed that the Committee will provide updates once a month to them.

October 2025-Phase 2 ESA are completed and the results are favorable and no further action is required. Interior space layout continues.

November 2025-The existing water well is tested for an extended period of time over the Thanksgiving weekend, and it is determined that it is more than adequate to supply the water that Public Works and the Animal Kennel will require.

December 2025-Schematic design drawings and the associated budget estimate is presented to the DPWAC. The hard construction costs are \$27,800,501. This does **not** include the Towns' soft costs.

2026

January 2026-Final report on the test results of Geotechnical Borings indicate that all buildings can be supported by conventional concrete spread footings.

February 2026-The Design Team made an initial presentation to the Conservation Commission. The proposed project was overall received favorable, but the Commission felt that it would be in the best interest of the Town to have a subsequent meeting that is open for public comments. That is scheduled for March.

A final few minor design questions are in the process of being resolved as Design Development drawings are heading towards completion.

March 2026-The Conservation Commission provides approval for the proposed project.

The Design Development drawings are substantially completed and SP + A and their third party outside estimators have met and had cost reconciliation meetings. The budget estimate based on those drawings is \$27,332,960 for the hard construction costs. Not included are the Towns' soft construction costs.

NJA - Nathan Jacobsen Associates (Consulting Civil and Environmental Engineers)

JHB - John Horton Boulevard

SHPO - State Historic Preservation Office

PBC - Public Building Committee

BOS - Board of Selectmen (Council)

BL - BL Companies, Inc. (Architectural & Design Services)

PR - Public Relations

OCR - 550 Old Colchester Road

DPWAC - Department of Public Works Action Committee

RFP - Request for Proposal

RFQ - Request for Quotation

SP+A - Silver Petrucelli + Associates

ESA - Environmental Site Assessment