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# Town of Upton Public Works Facility Feasibility Study

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Update Presentation  
October 06, 2020

# Town of Upton Public Works Facility

## **Agenda**

- Public Works Responsibilities
- Why does the Town need a new facility
- What is proposed
- What are the benefits of a new / improved facility
- Questions / comments

Town of Upton  
Public Works Facility

## **Public Works Responsibilities**

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**The DPW touches the lives of the residents everyday by maintaining the infrastructure that the community relies on including...**

- Maintaining approximately 80 miles of roadway
- Flood prevention
- Trimming of trees and roadside brush
- Parks, Cemetery, and Forestry maintenance
- Maintenance of DPW fleet
- Wastewater collection and treatment
- Drinking water treatment and distribution



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**The DPW touches the lives of the residents everyday by maintaining the infrastructure that the community relies on including...**

On call 24 hours a day to handle incidents & emergencies including:

- Snow and ice removal operations
- Hurricane / windstorm cleanup
- Removal of road hazards
- Flooding
- Water main breaks
- Sewer breaks / backups
- Emergency response / consequence management
- The support of other emergency departments



## Town of Upton Public Works Facility

Public Works agencies are considered First Responder and the facilities must support this important role:



**Public Works**  
THE FIRST RESPONDERS WHO ARE THERE  
UNTIL THE EMERGENCY IS OVER

*“Since the Fall of 2009 DPW’s have been  
classified as first responders under U.S.  
Department of Homeland Security’s (DHS)  
Emergency Services Sector Coordinating  
Council’s Sector Specific Plan”*

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## **Why Does the Town Need a New Facility?**

## Town of Upton Public Works Facility

Why does the Town need a new Public Works facility?

- Existing main facility is undersized to adequately support current operations
- Portions of the operations are located in temporary trailers
- Responsibilities have increased significantly over the decades along with vehicles, equipment but the facility has not kept pace
- The facility does not meet the needs of Public Works/Town and is not code compliant
- Efficiency of operations and employee safety are negatively impacted by the substandard conditions



## Town of Upton Public Works Facility

Why does the Town need a new Public Works facility?

- Building is not sized to properly store today's public works vehicles and equipment



*Inadequate space to properly store today's larger multipurpose DPW vehicles/equipment*

## Town of Upton Public Works Facility

Why does the Town need a new Public Works facility?



As a result, Vehicle / Equipment Storage is unsafe and inefficient

## Town of Upton Public Works Facility

Why does the Town need a new Public Works facility?



Portions of the multi-million dollar fleet are stored under an open canopy or outdoors due to lack of space

# Town of Upton Public Works Facility

## Non-Code Compliant and Inefficient Working Conditions



Employee Support Spaces are lacking for today's operations

## Town of Upton Public Works Facility

### Non-Code Compliant and Inefficient Working Conditions



Employee Support Spaces are lacking for today's operations

Space is undersized to support current staff which can include:

- 12 staff in summer months
- Up to 30 staff during winter storm events

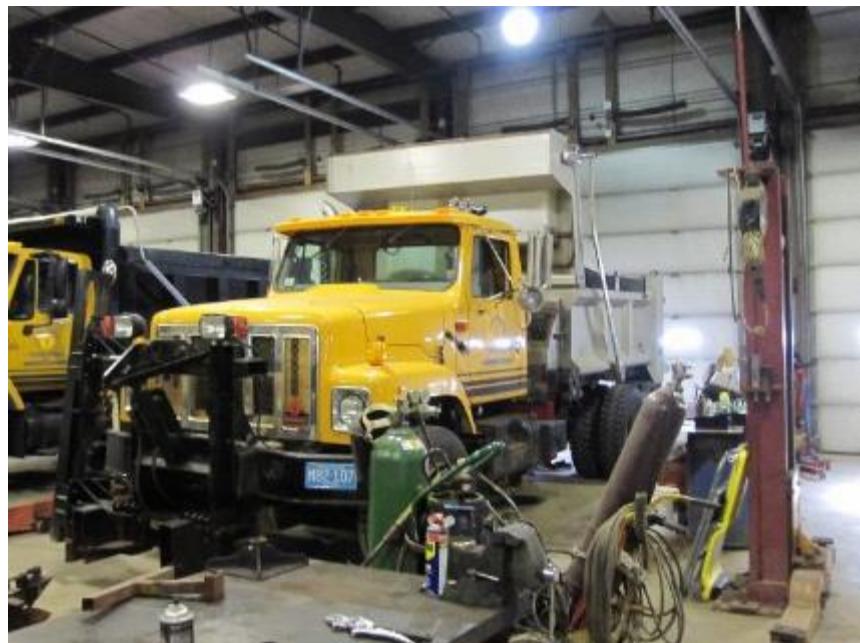
Building has no provisions for rest areas for staff during 24 – 48 hour storm events

## Town of Upton Public Works Facility

### Non-Code Compliant and Inefficient Working Conditions

#### Vehicle Maintenance Area

- Does not meet acceptable industry and safety standards
- Poor ventilation - antiquated mechanical system
- Poor lighting
- Non code compliant shop clearances
- Maintenance area doubles as a vehicle storage area – improper separation of uses



*Maintenance bays and support space are undersized to safely and efficiently maintain vehicles and equipment*

## Town of Upton Public Works Facility

### Non-Code Compliant and Inefficient Working Conditions

#### Vehicle Wash Area



No Interior Vehicle Wash Facilities

#### Importance of Proper Vehicle Washing Facilities:

- Extends vehicle life expectancy
- Removes highly corrosive material
- Reduces vehicle maintenance costs
- Provides safe conditions for employees (reduces slip conditions)
- Adheres to industry standard
- Adheres to MADEP requirements

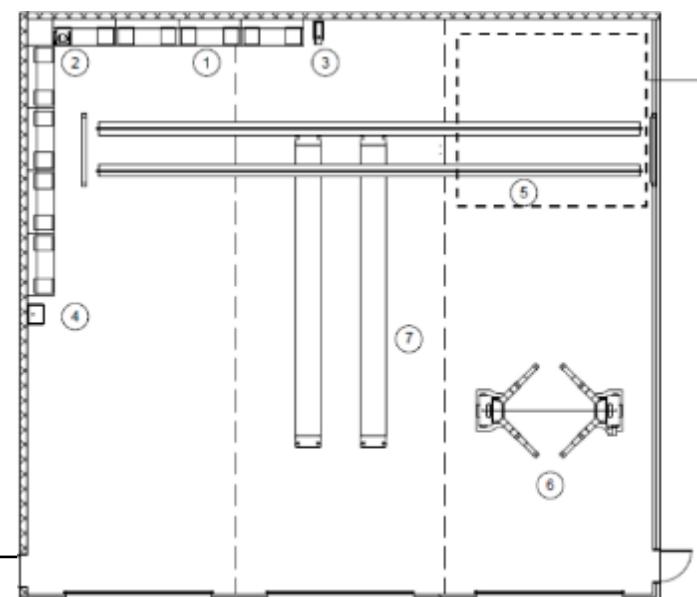
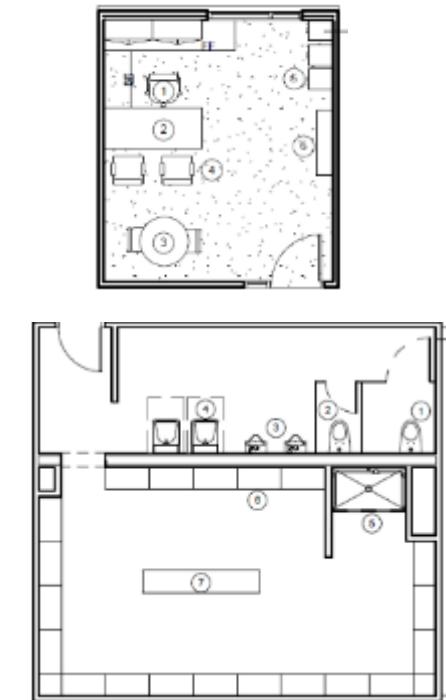
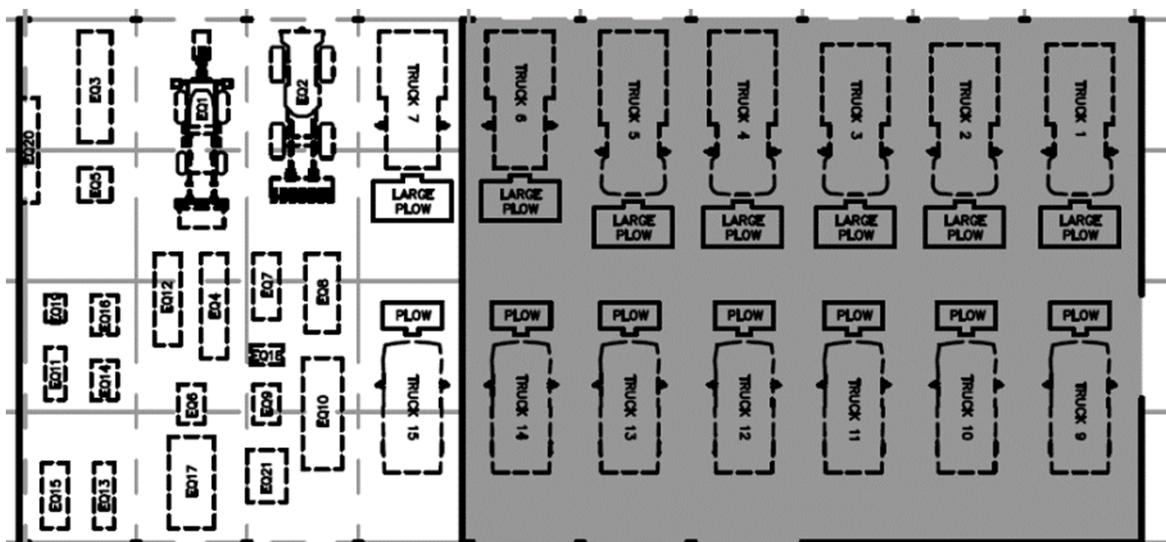
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## **What is Proposed**

# Town of Upton Public Works Facility

## Programming Process

- Attended several meetings with Town staff to identify program requirements
- Prepared programming sketches for each operating area
- Compared data to Weston & Sampson standards based on more than 100 New England public works facility projects
- Met with Committee on numerous occasions to fine tune the program



<b>Programming Results</b>	Town of Upton Public Works Facility		August 2018 Presentation to the Board of Selectmen	October 2020 Committee Recommendation
	<u>Original Facility Program</u>	<u>Rev. 1 Facility Program</u>	<u>Rev. 2 *</u> <u>Facility Program</u>	<u>Rev. 3 Facility Program</u>
<b><u>Space Needs Assessment</u></b>				
Administration / Office Support	1,991 SF	1,600 SF	1,934 SF	1,900 SF
Employee Facilities / Staff Support	2,595 SF	2,422 SF	2,574 SF	2,600 SF
Workshops	1,271 SF	1,271 SF	2,541 SF	1,500 SF
Vehicle Maintenance	5,326 SF	4,903 SF	4,903 SF	4,900 SF
Wash Bay	1,838 SF	1,838 SF	1,838 SF	2,000 SF
Vehicle & Equipment Storage	<u>13,760 SF</u>	<u>13,760 SF</u>	<u>18,160 SF</u>	<u>15,800 SF</u>
<b>Subtotal:</b>	<b>26,780 SF</b>	<b>25,794 SF</b>	<b>31,950 SF</b>	<b>28,700 SF</b> <b>10% REDUCTION</b>
Reuse of Existing Building	9,000 SF	9,000 SF	9,000 SF	9,000 SF
Total New Construction	17,780 SF	16,794 SF	22,950 SF	19,700 SF

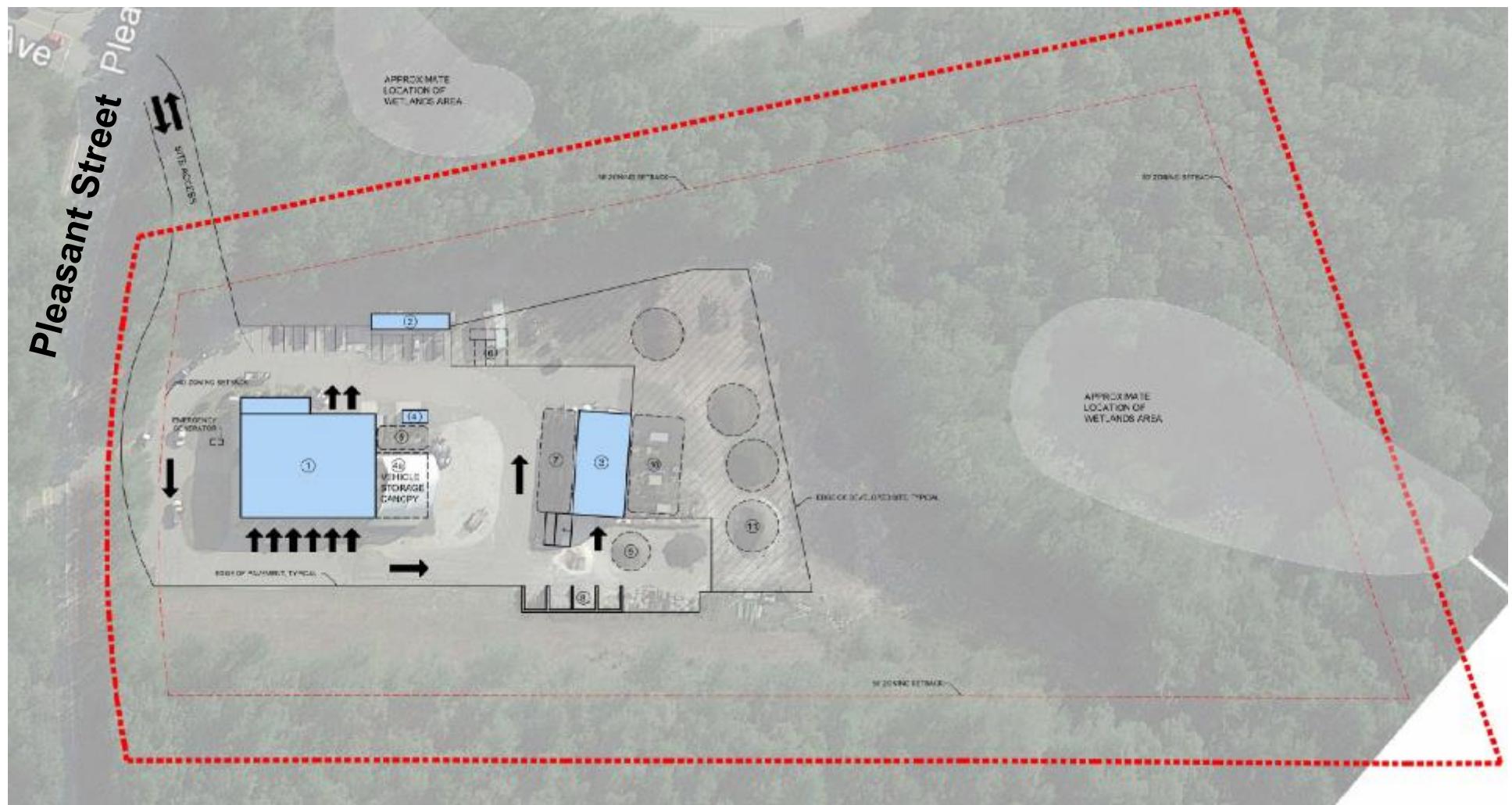
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**REVISED DRAFT CONCEPT &  
PHASING ALTERNATIVE**

**2-PHASE**

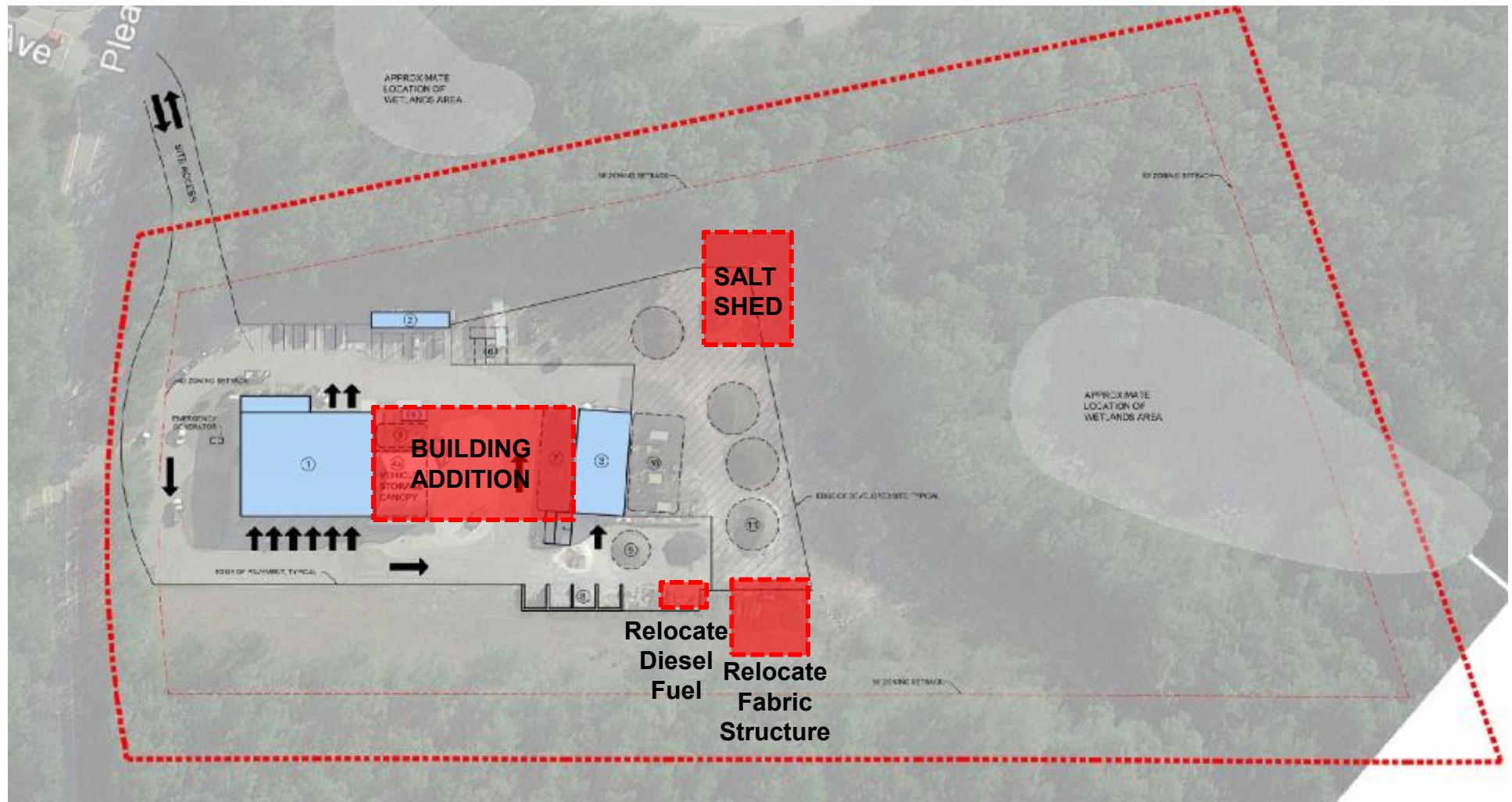
October 2020

Town of Upton  
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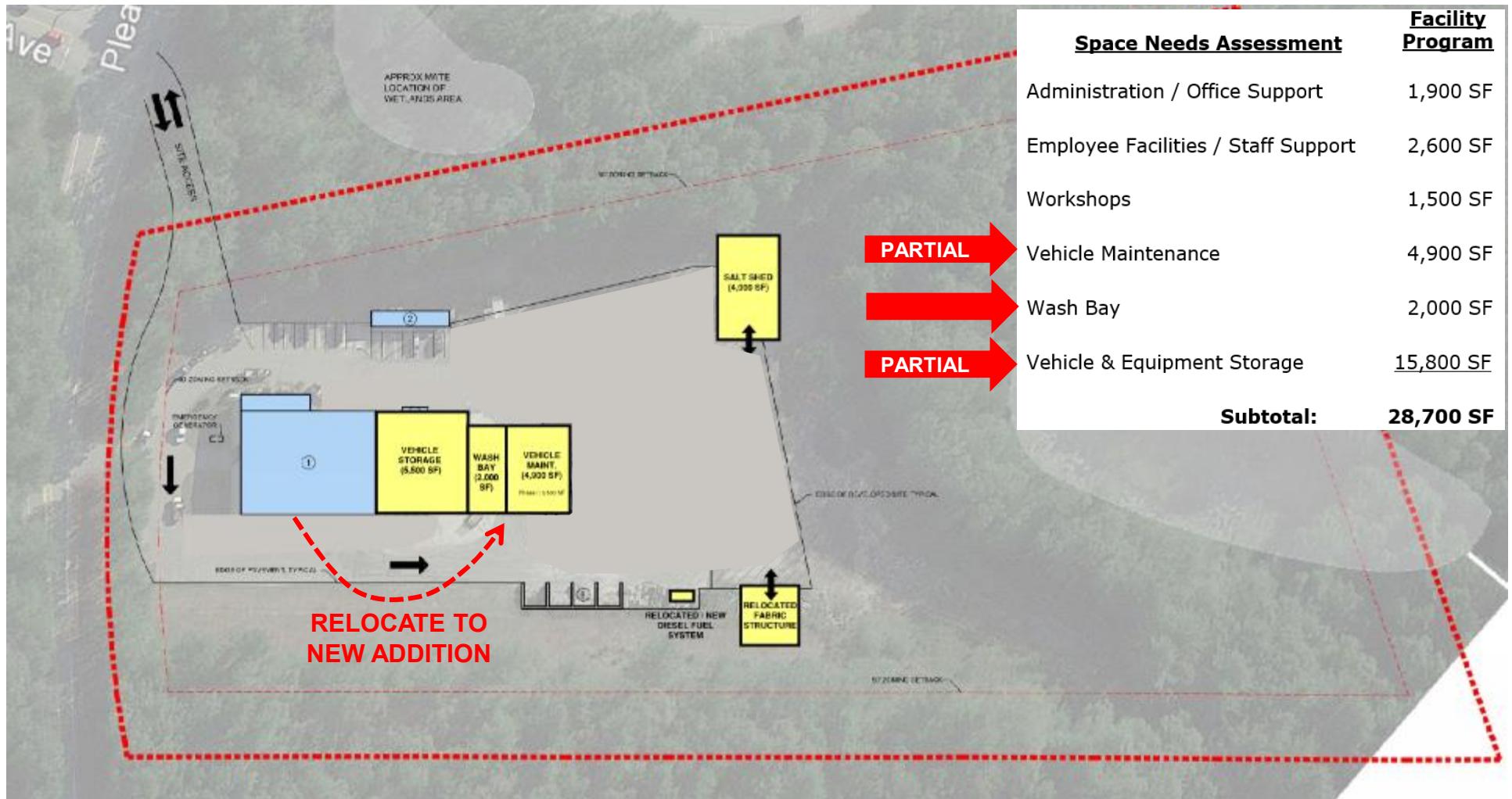
# Town of Upton Public Works Facility

## **PHASE IA – New Construction**



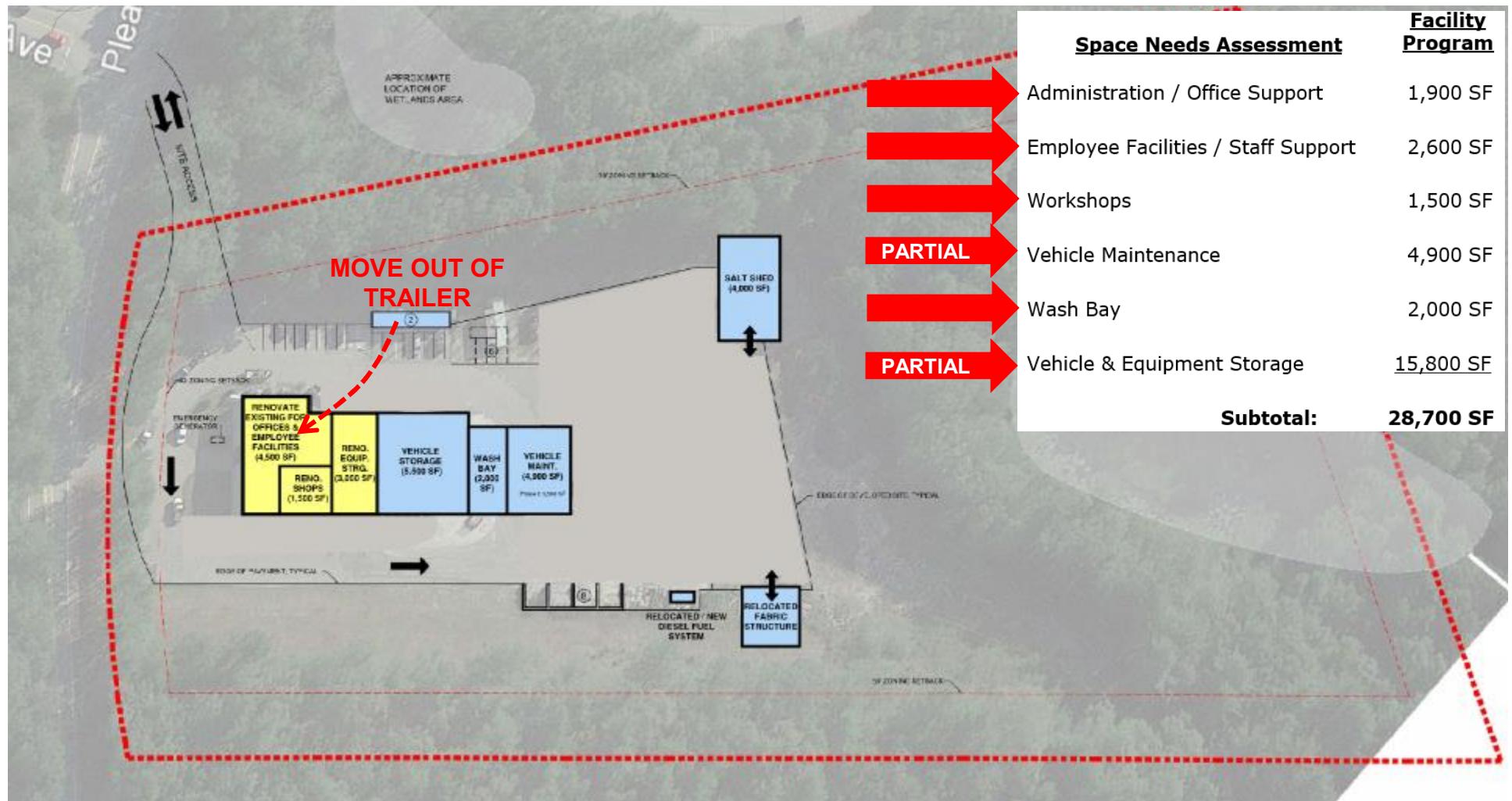
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## PHASE IA – New Construction



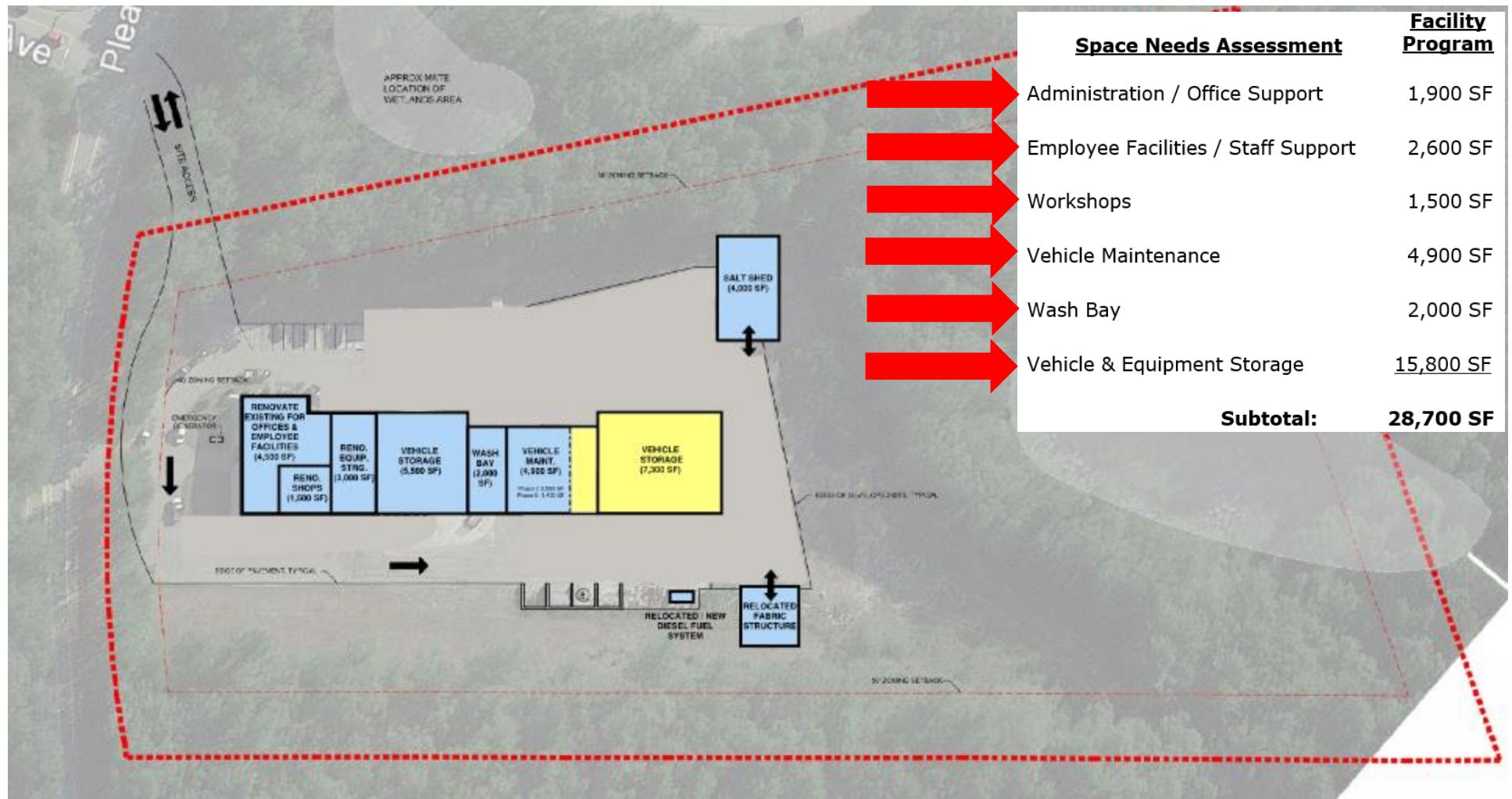
# Town of Upton Public Works Facility

## PHASE IB - Renovations

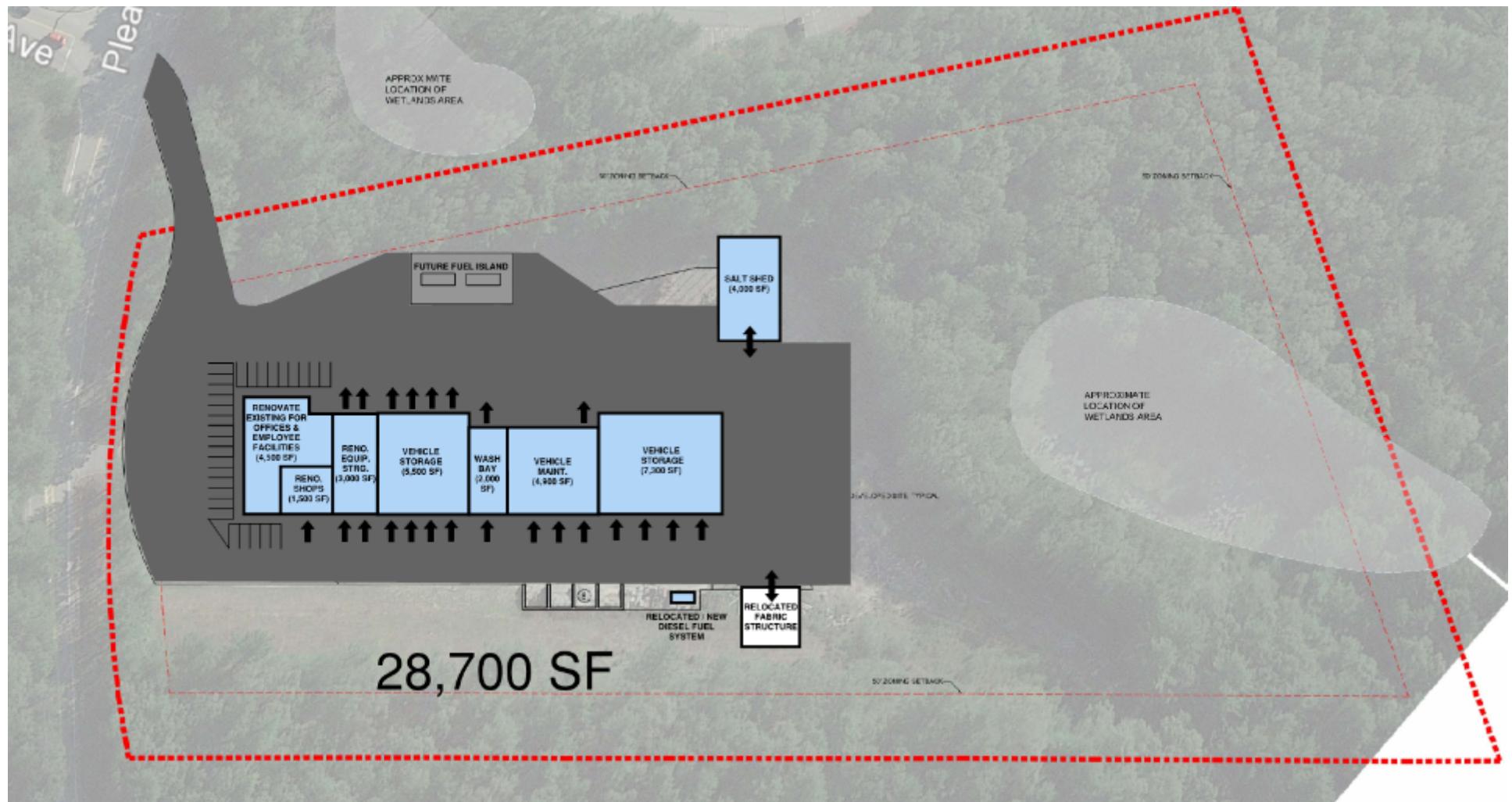


# Town of Upton Public Works Facility

## PHASE II – New Construction



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Weston & Sampson

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## **Cost Summary**

# Town of Upton Public Works Facility

## August 2018 Cost Estimate

### Summary

Building Size: 31,950 SF

Construction Cost: \$9,490,000  
Cost/SF: \$297

Soft Costs: \$1,780,000

Construction Contingency: \$570,000

**TOTAL PROJECT COST: \$11,840,000**



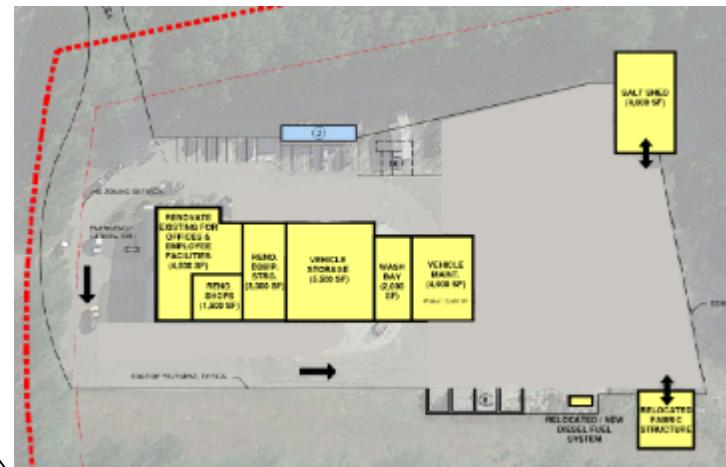
# Town of Upton Public Works Facility

## October 2020 Cost Estimate

<b>Phase I Construction Cost</b>	<b>\$7,650,000</b>
<b>Phase I Estimating Contingency</b>	<b>\$365,000</b>
Cost per SF	\$401
<b>Phase I Soft Costs</b>	<b>\$1,200,000</b>
<b>Phase I Construction Contingency</b>	<b><u>\$485,000</u></b>
<b>TOTAL PHASE I</b>	<b>\$9,700,000</b>
<b>Phase II Construction Cost</b>	<b>\$3,100,000</b>
<b>Phase II Estimating Contingency</b>	<b>\$135,000</b>
Cost per SF	\$372
<b>Phase II Soft Costs</b>	<b>\$725,000</b>
<b>Phase II Construction Contingency</b>	<b><u>\$190,000</u></b>
<b>TOTAL PHASE II</b>	<b>\$4,150,000</b>
<b>TOTAL PROJECT COST</b>	<b>\$13,850,000</b>

### 2021 Pricing

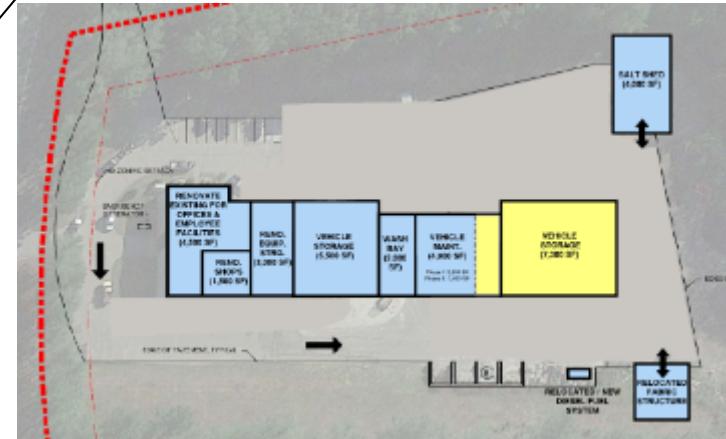
\$7,650,000  
\$365,000  
\$401  
\$1,200,000  
\$485,000  
\$9,700,000



Average Cost/SF: \$392

### 2024 Pricing

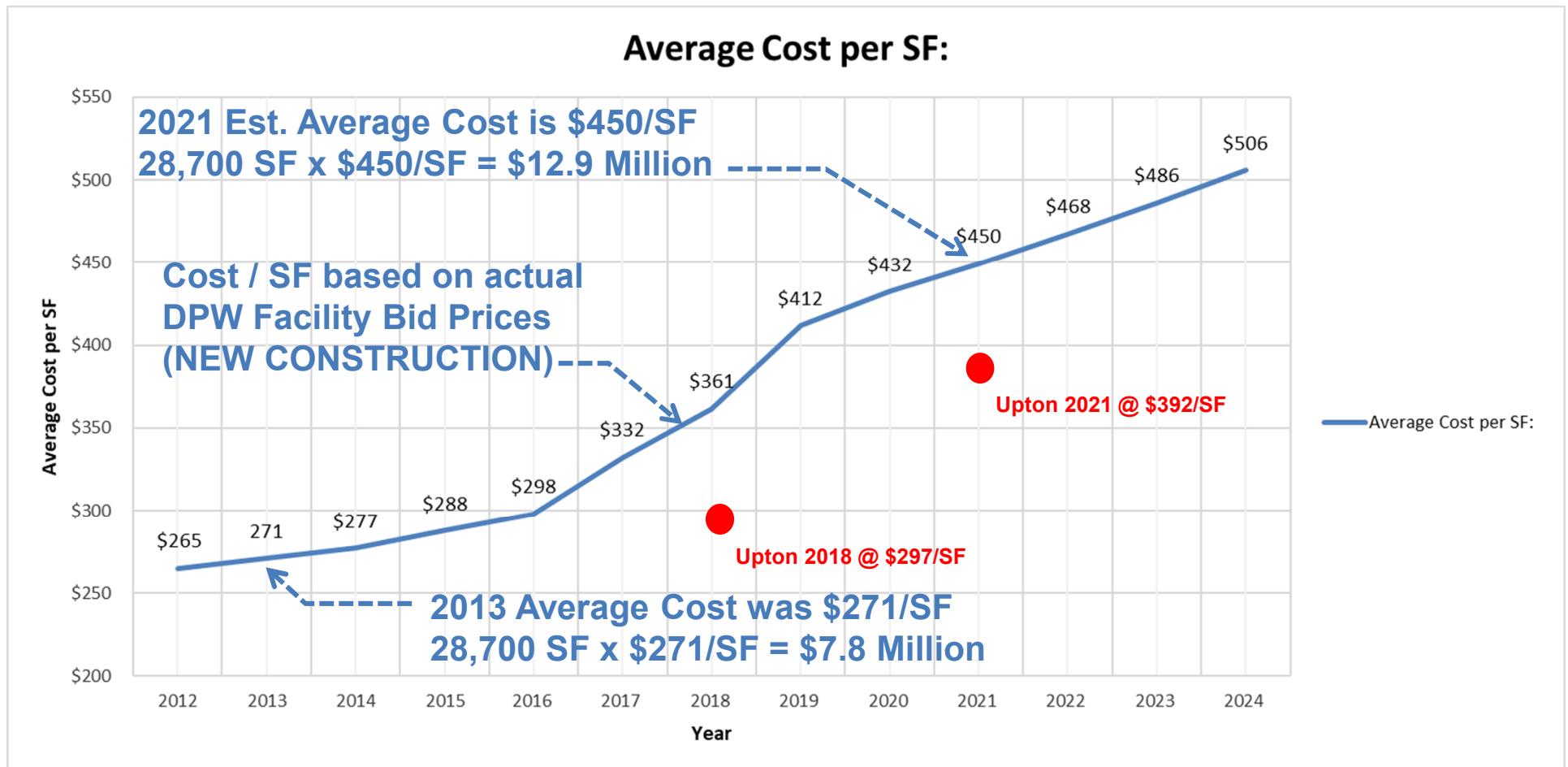
\$3,100,000  
\$135,000  
\$372  
\$725,000  
\$190,000  
\$4,150,000



**Includes \$300,000 in escalation for Phase II**

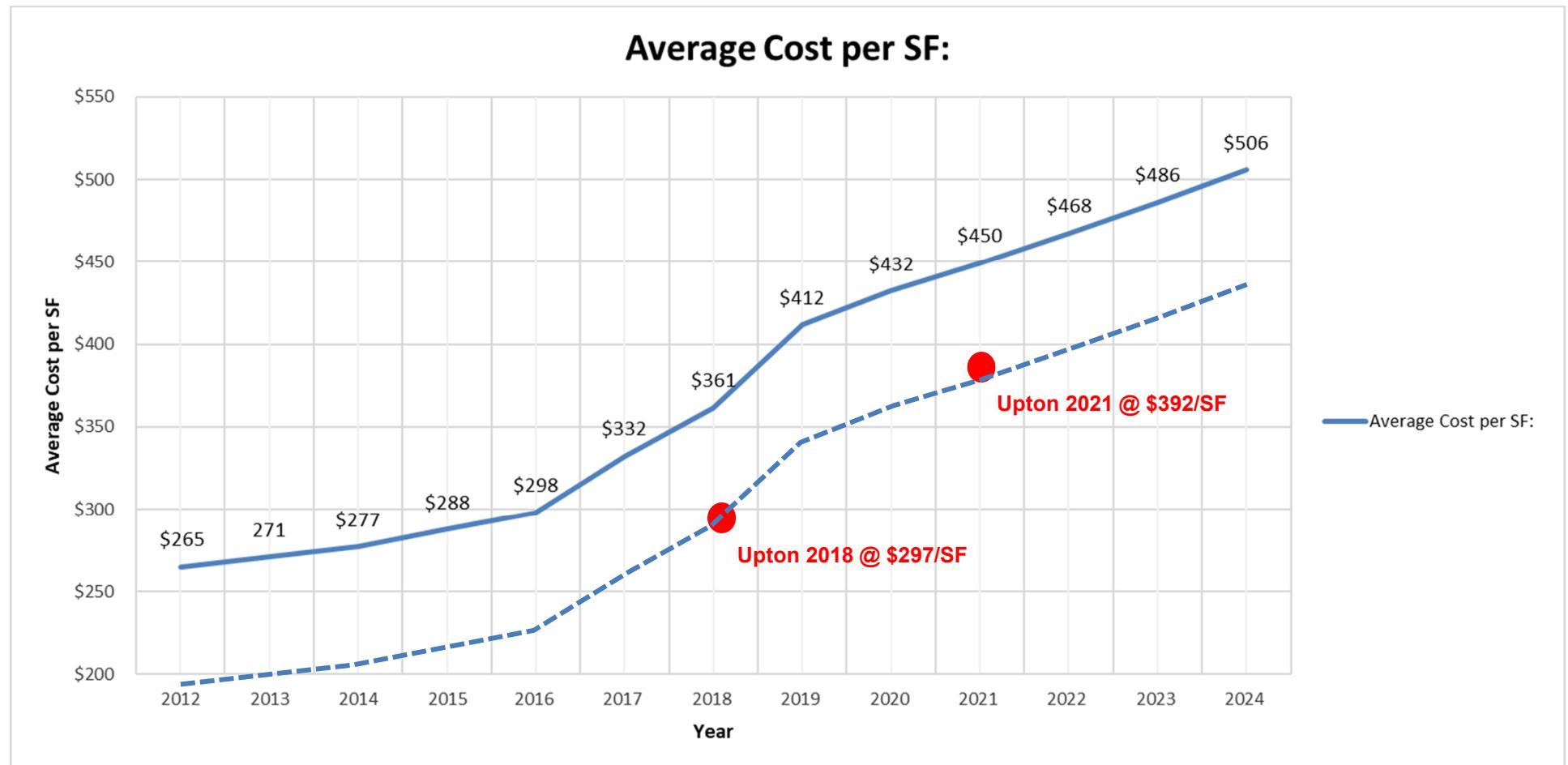
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## HISTORIC COST DATA FOR DPW FACILITIES



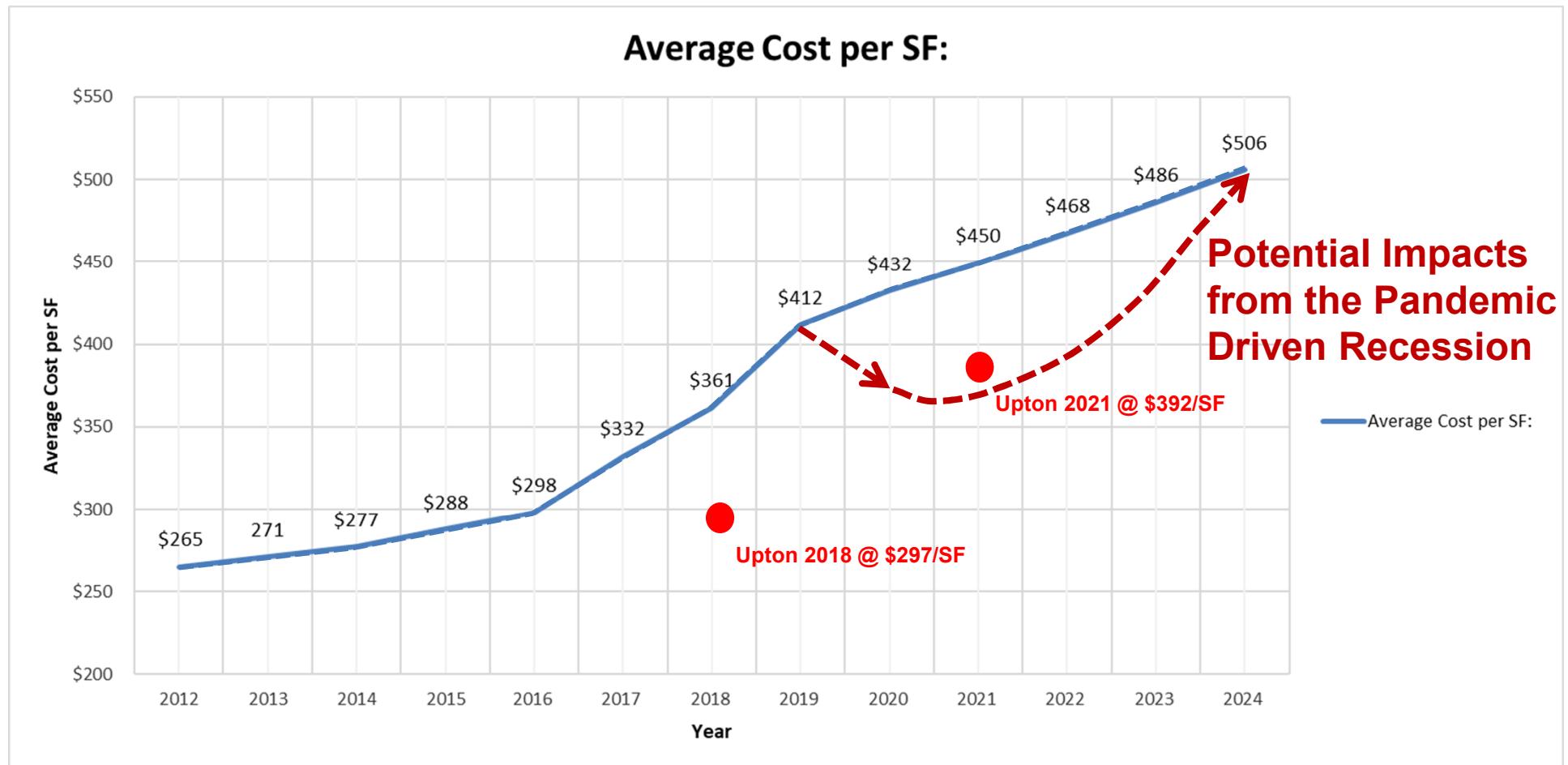
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## HISTORIC COST DATA FOR DPW FACILITIES



# Town of Upton Public Works Facility

## HISTORIC COST DATA FOR DPW FACILITIES



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## **Benefits of an Improved / Code Compliant Facility?**

## Town of Upton Public Works Facility

### **What are the benefits |**

What will an improved / code compliant facility do for the DPW & community.....

- Code compliant and safe work environment for Town employees
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient work space and response times
- Eliminates the need to invest money (band-aids) in the existing substandard facility



# Town of Upton Public Works Facility

# Questions

