
Town of Upton Public Works Facility Feasibility Study



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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Public Works Facility

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



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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?

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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



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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

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Why does the Town need a new Public Works facility?



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

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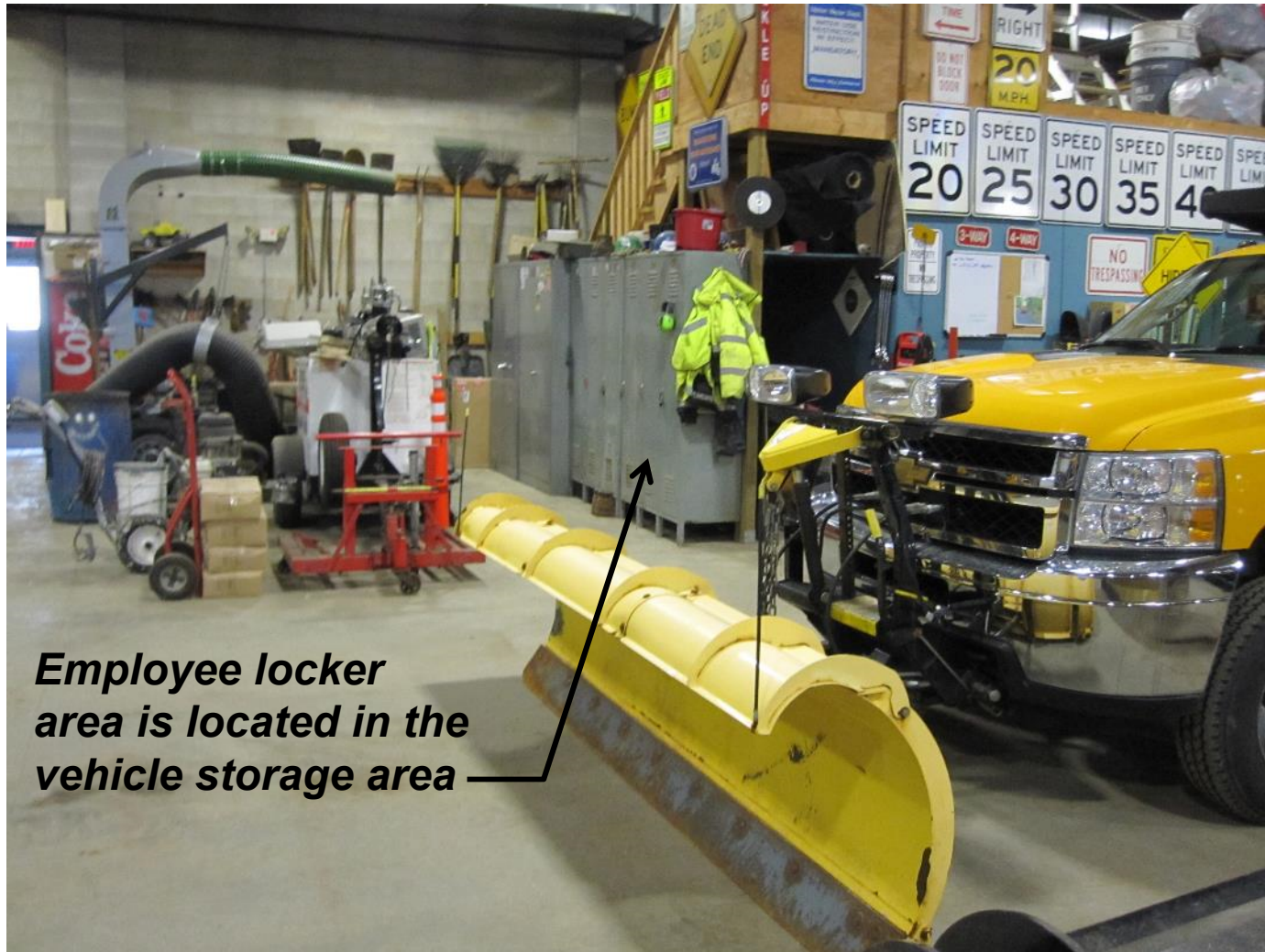
Why does the Town need a new Public Works facility?



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 break room, meeting room, training room,
and storm event room***

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

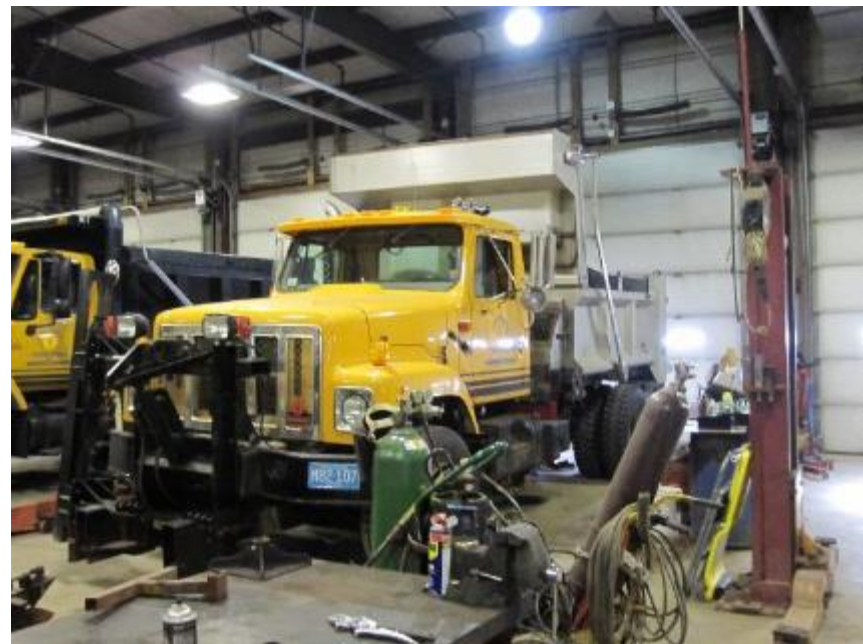
Building has no provisions for rest areas for staff during 24 – 48 hour storm events

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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

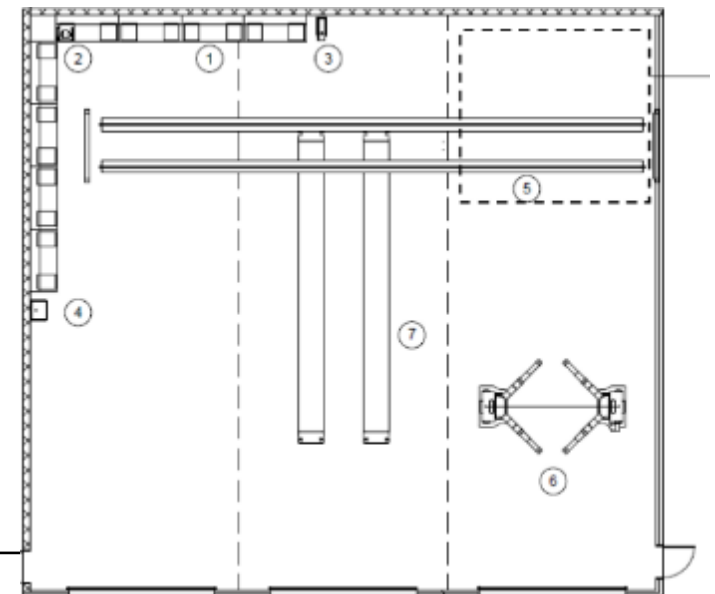
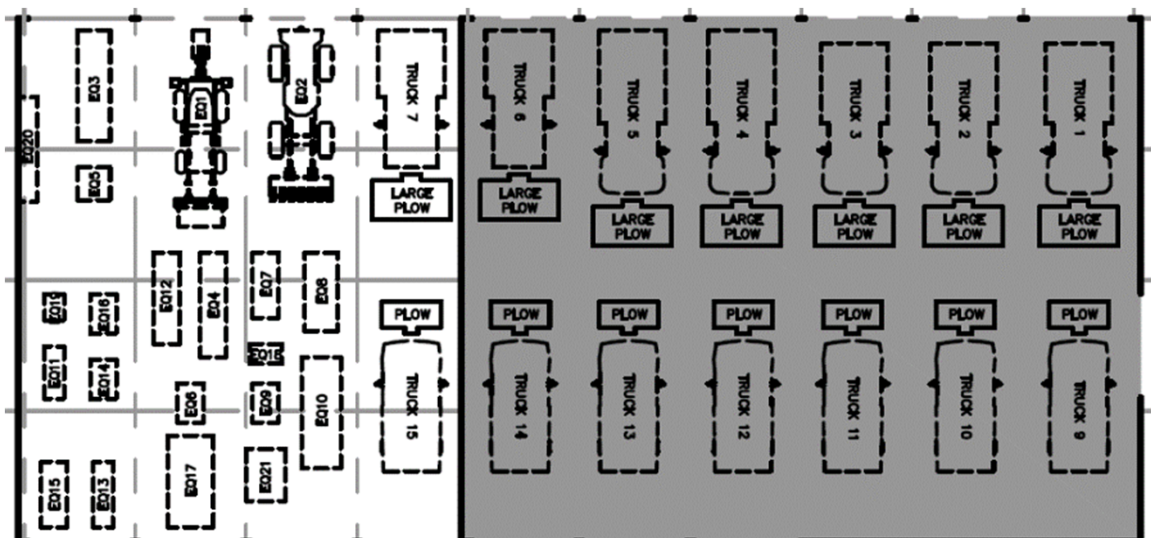
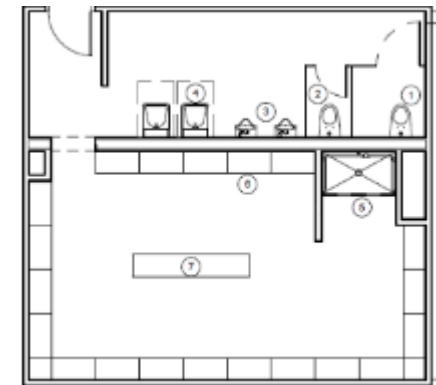
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What is Proposed

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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



Town of Upton
Public Works Facility

August 2018
Presentation to
the Board of
Selectmen

October 2020
Committee
Recommendation

Programming Results

| <u>Space Needs Assessment</u> | <u>Original Facility Program</u> | <u>Rev. 1 Facility Program</u> | <u>Rev. 2 * Facility Program</u> | <u>Rev. 3 Facility Program</u> |
|-------------------------------------|--|--|--|--|
| 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> |
| Subtotal: | 26,780 SF | 25,794 SF | 31,950 SF | 28,700 SF |
| | | | | 10% REDUCTION |
| 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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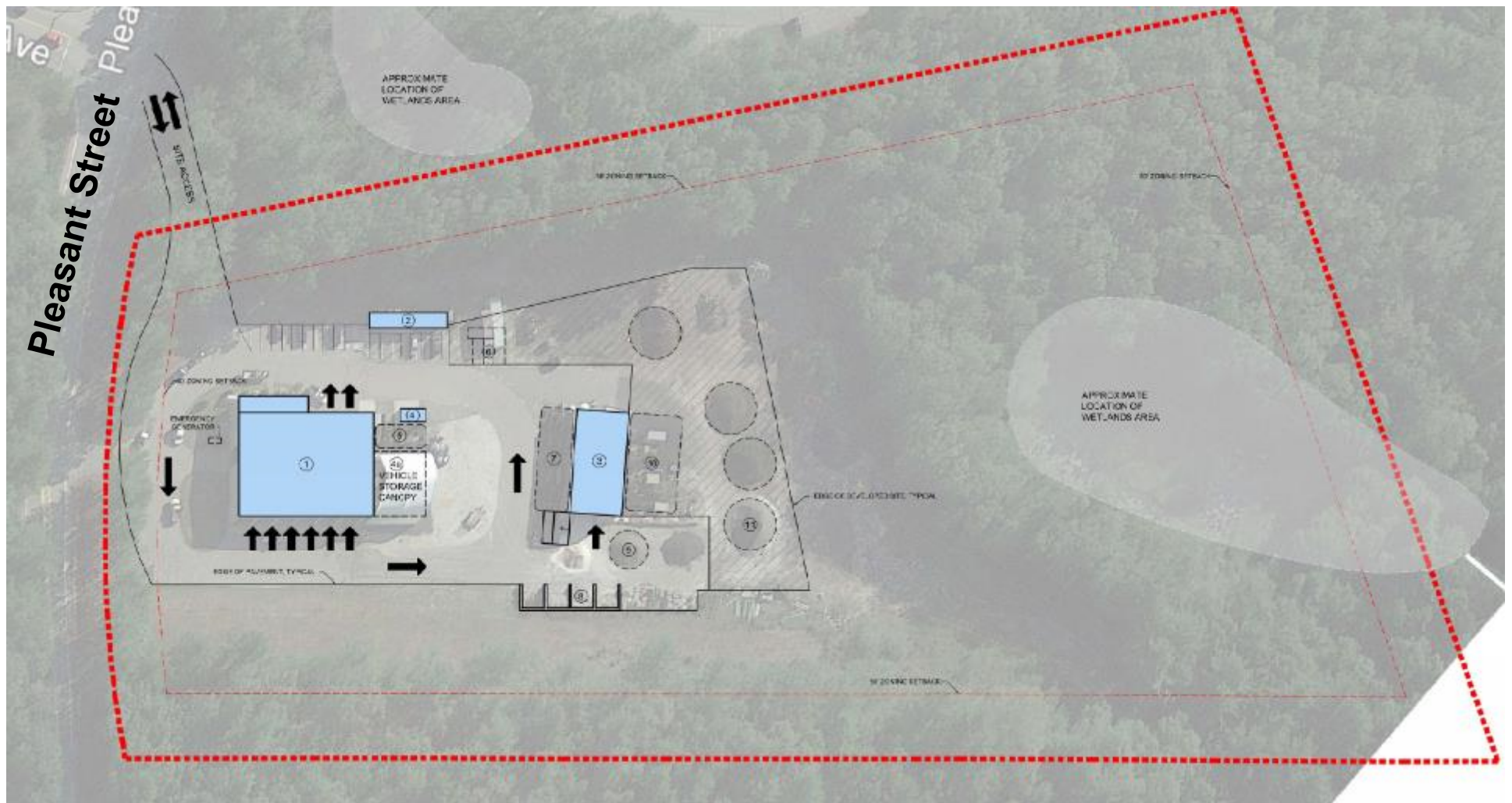
**REVISED DRAFT CONCEPT &
PHASING ALTERNATIVE**

2-PHASE

October 2020

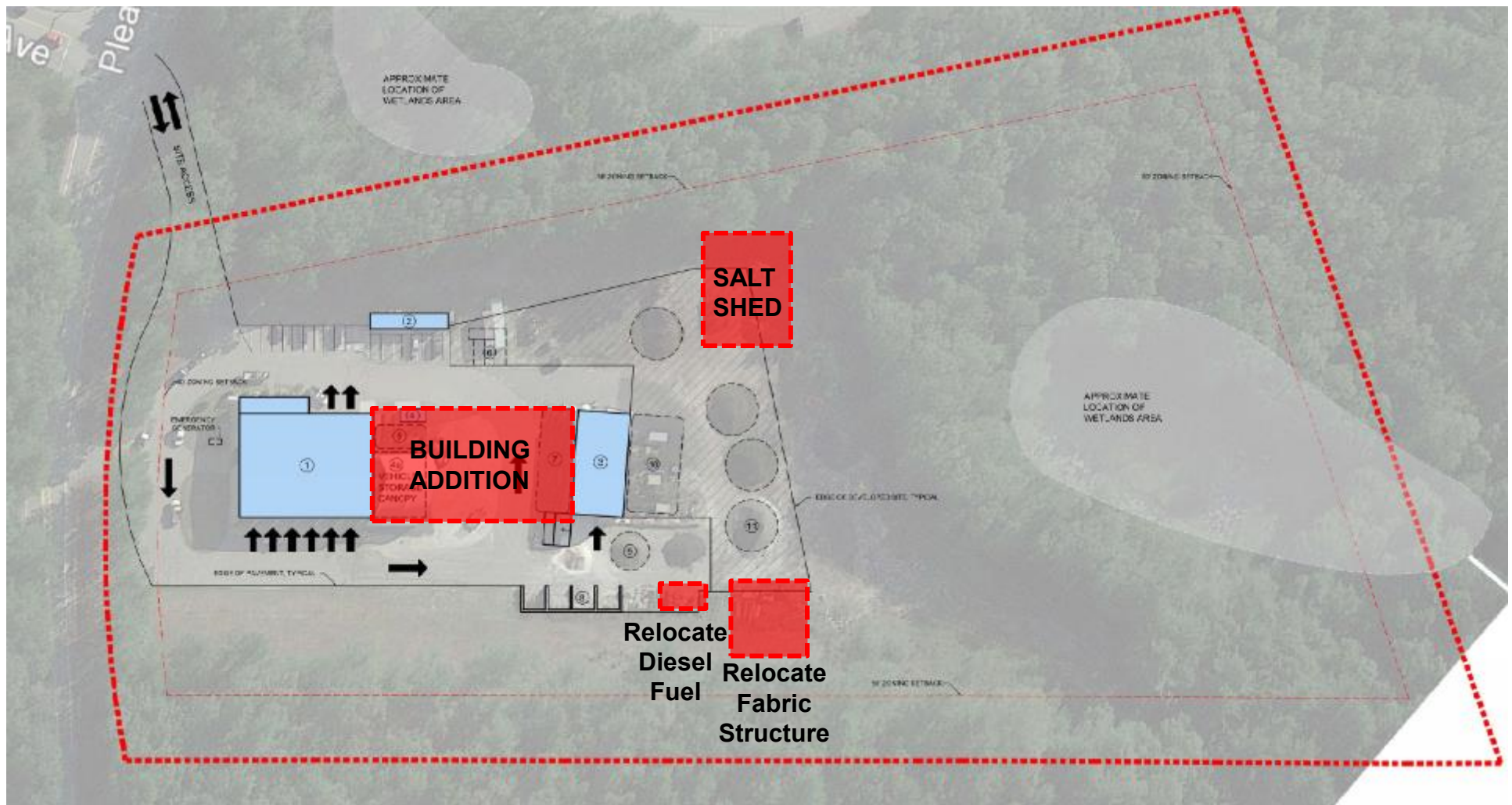
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EXISTING CONDITIONS PLAN



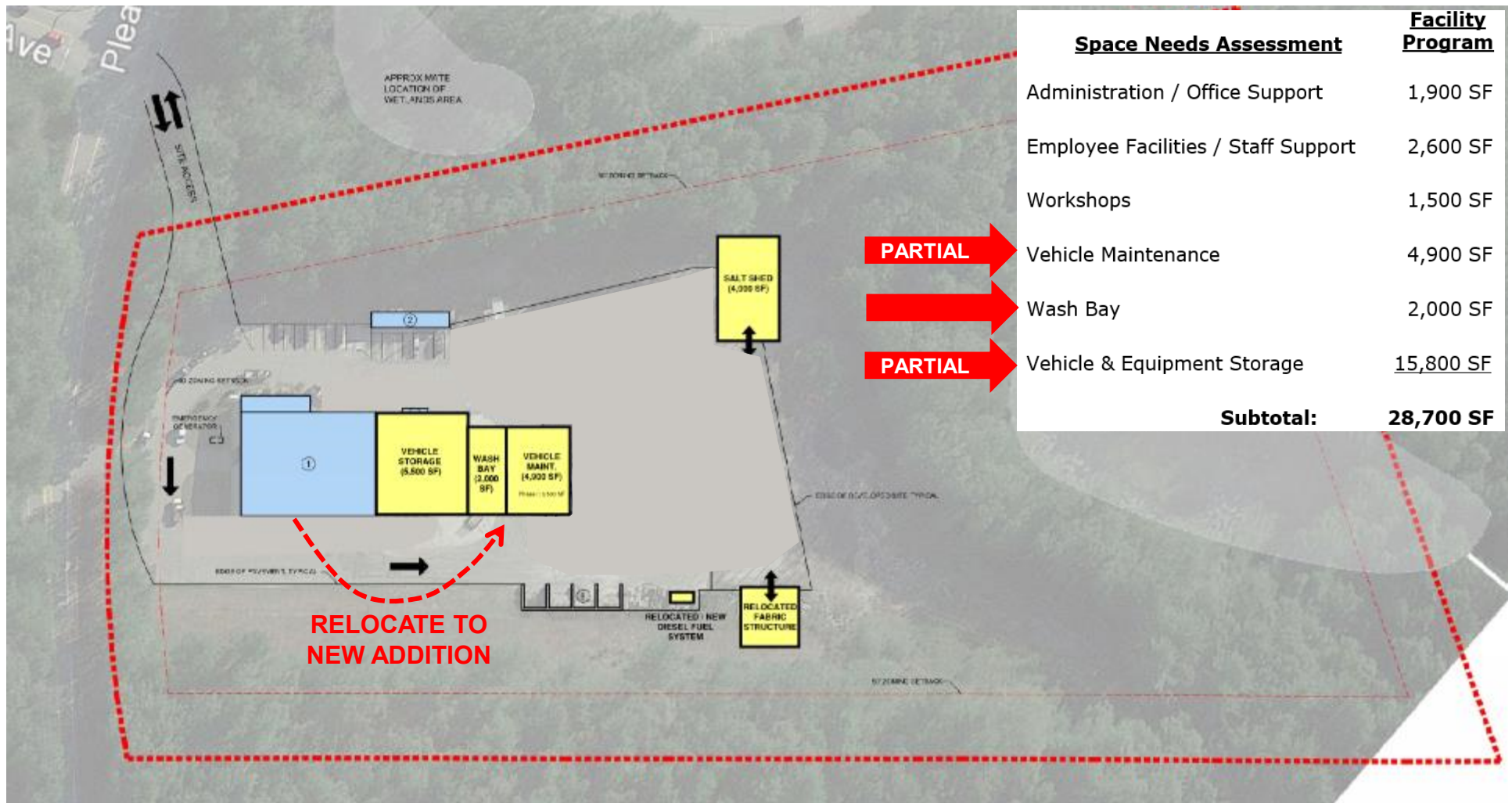
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PHASE IA – New Construction

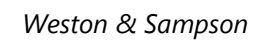


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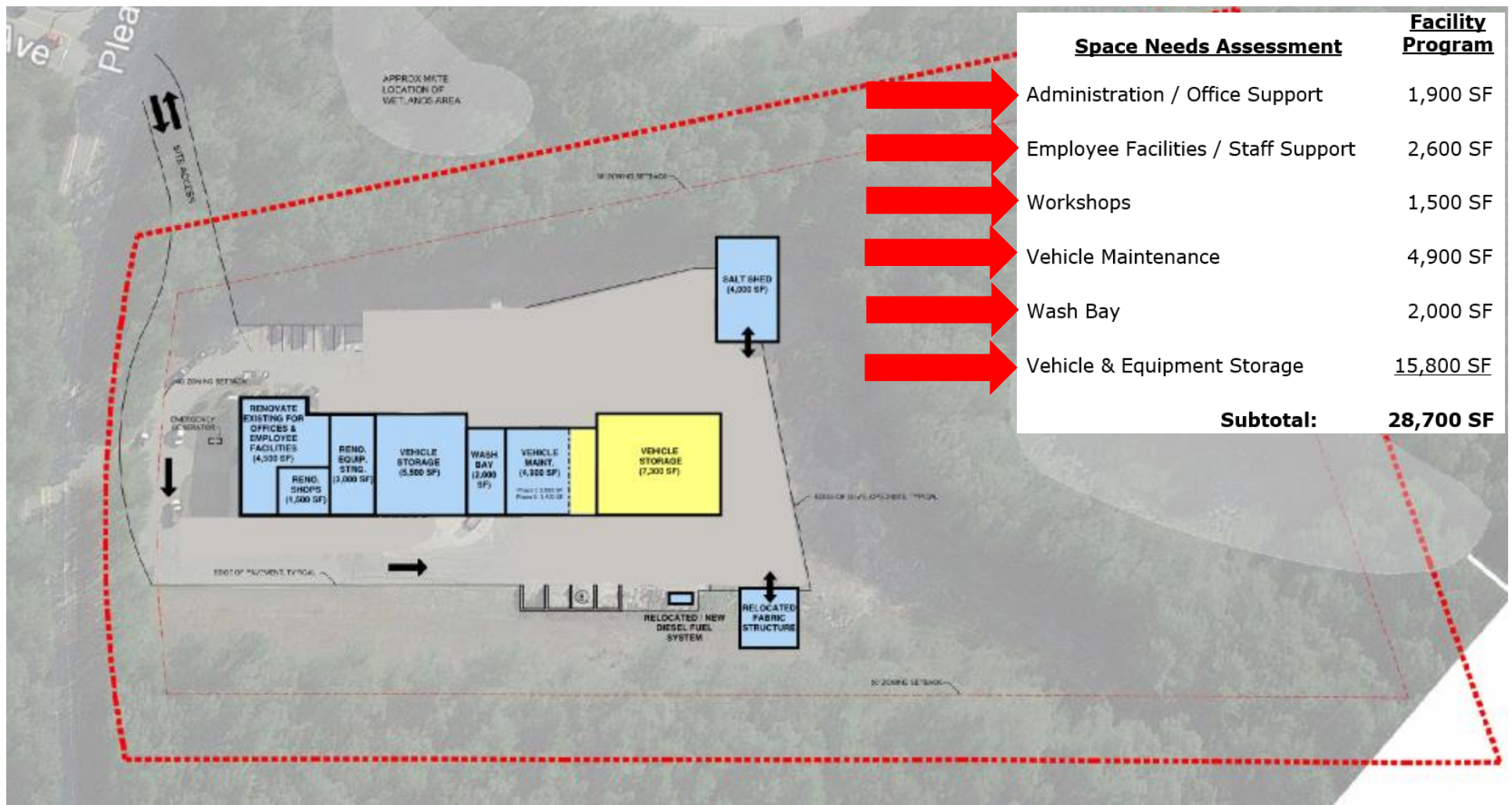


PHASE IB - Renovations



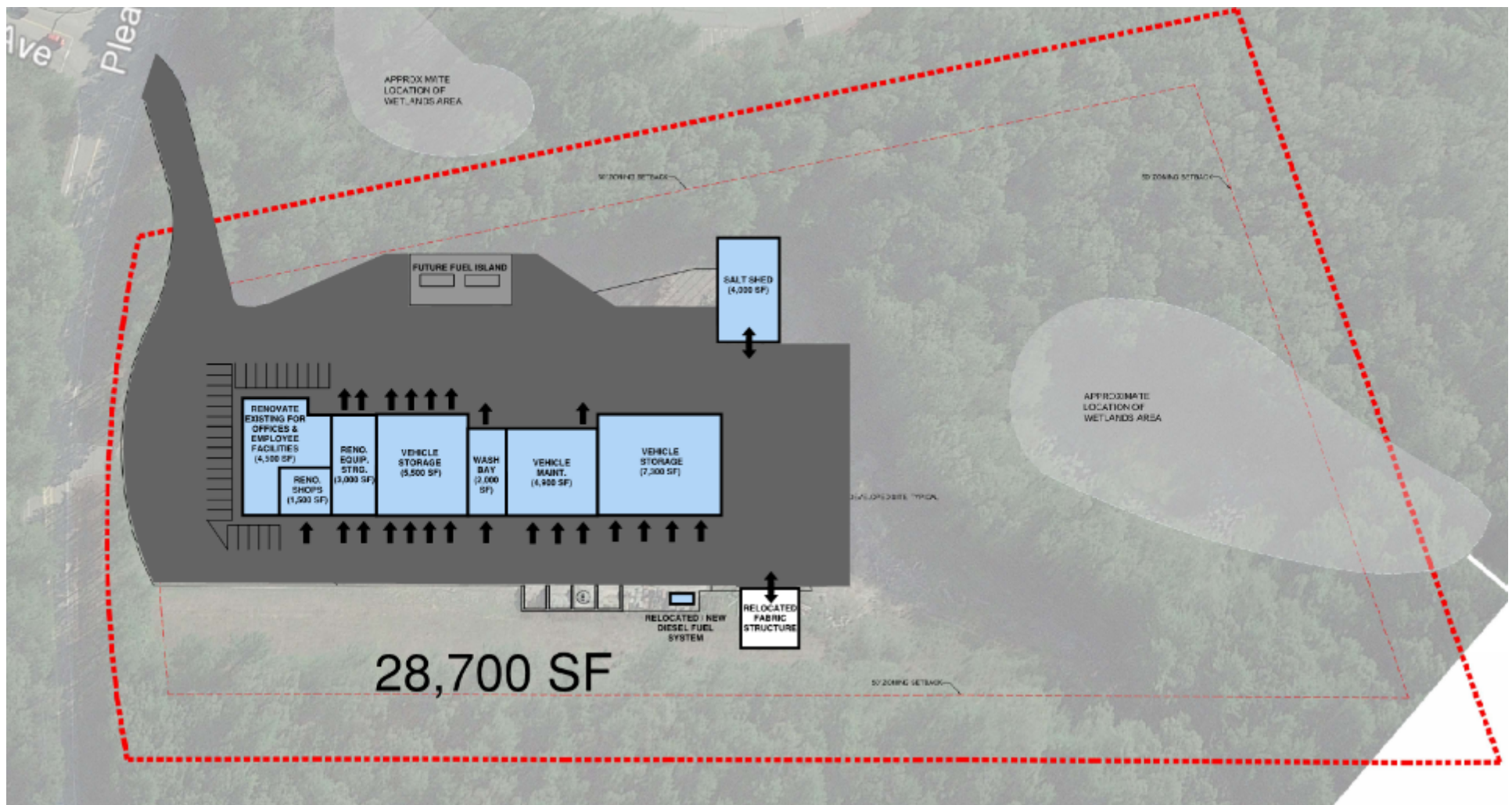
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PHASE II – New Construction



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FINAL PROPOSED DEVELOPMENT PLAN



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Cost Summary

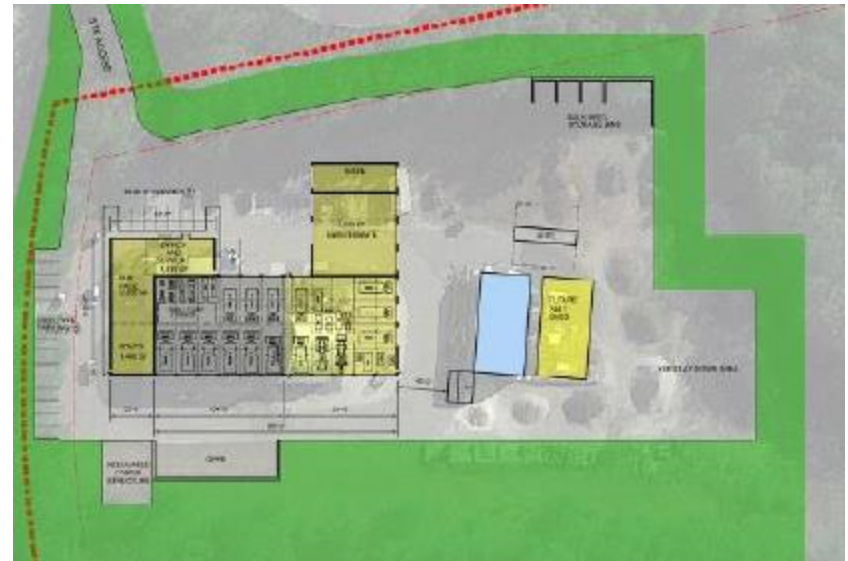
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August 2018 Cost Estimate

Summary

| | |
|---------------------------|------------------|
| Building Size: | 31,950 SF |
| Construction Cost: | \$9,490,000 |
| <i>Cost/SF:</i> | <i>\$297</i> |
| Soft Costs: | \$1,780,000 |
| Construction Contingency: | <u>\$570,000</u> |

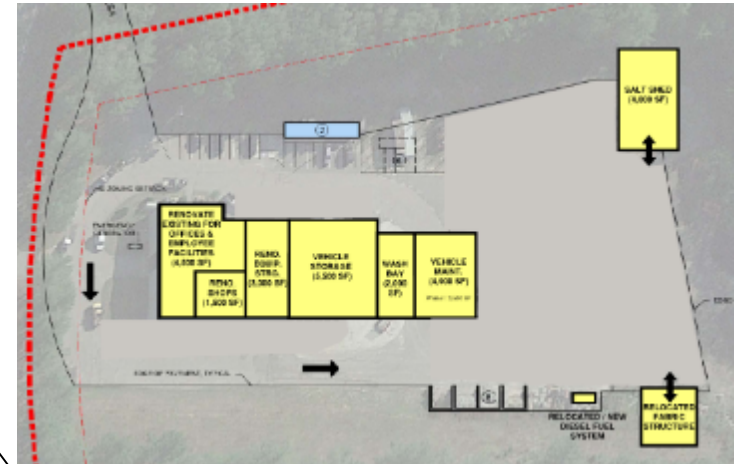
TOTAL PROJECT COST: \$11,840,000



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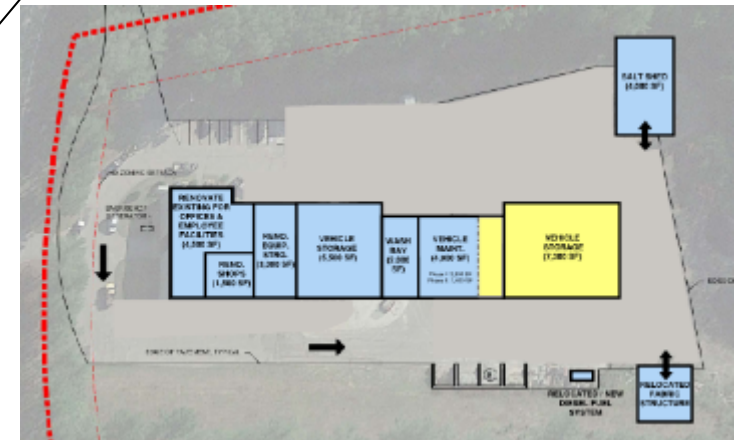
October 2020 Cost Estimate

| | |
|----------------------------------|--------------------|
| Phase I Construction Cost | \$7,650,000 |
| Phase I Estimating Contingency | \$365,000 |
| Cost per SF | \$401 |
| Phase I Soft Costs | \$1,200,000 |
| Phase I Construction Contingency | \$485,000 |
| TOTAL PHASE I | \$9,700,000 |



Average Cost/SF: \$392

| | |
|-----------------------------------|--------------------|
| Phase II Construction Cost | \$3,100,000 |
| Phase II Estimating Contingency | \$135,000 |
| Cost per SF | \$372 |
| Phase II Soft Costs | \$725,000 |
| Phase II Construction Contingency | \$190,000 |
| TOTAL PHASE II | \$4,150,000 |

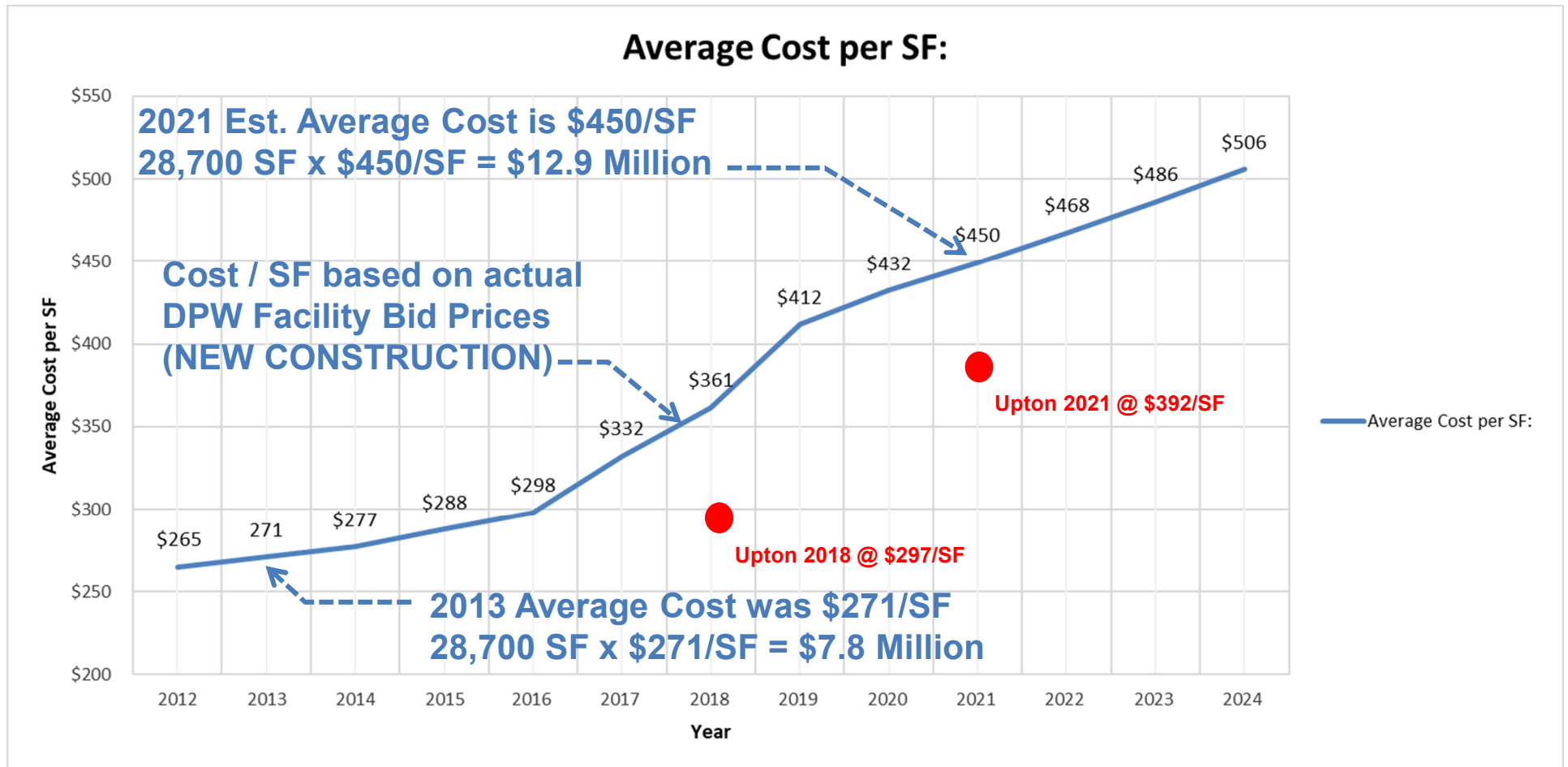


TOTAL PROJECT COST \$13,850,000

Includes \$300,000 in escalation for Phase II

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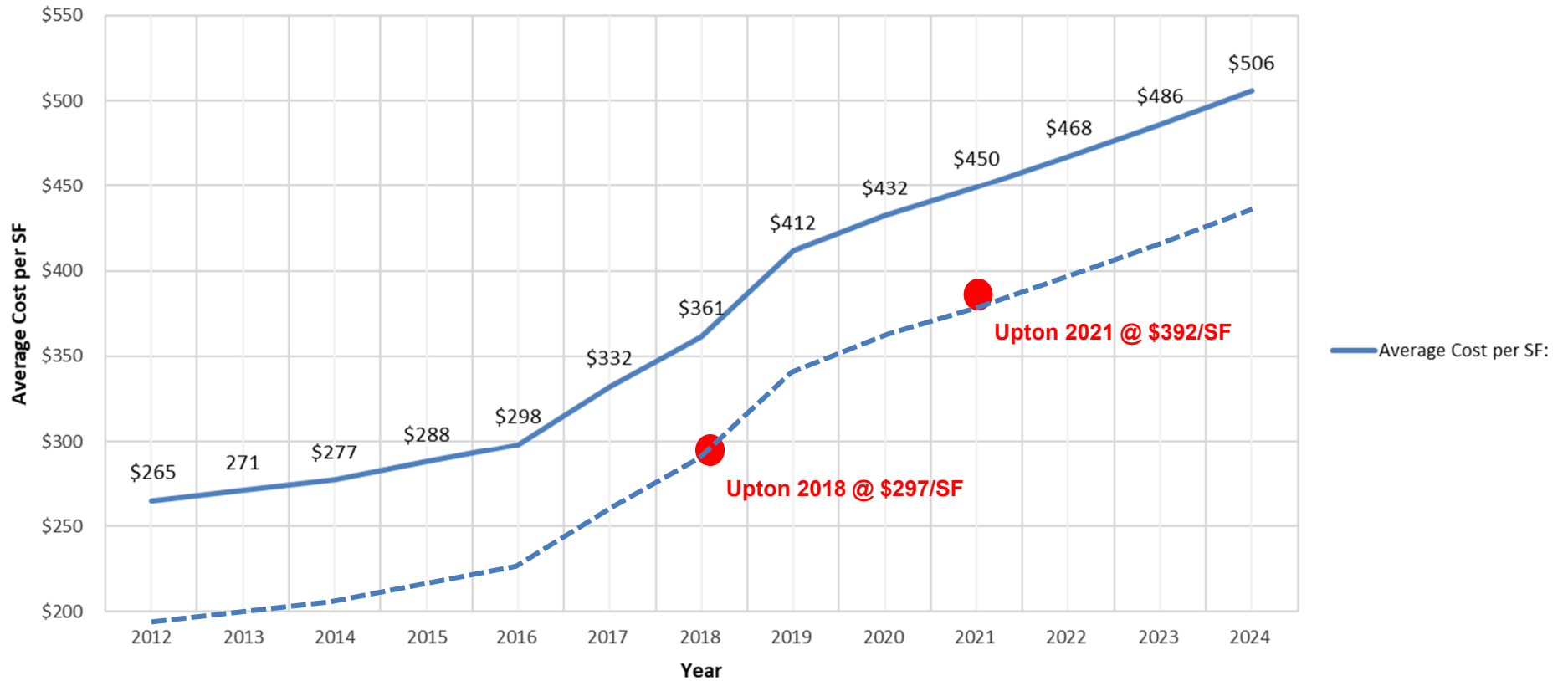
HISTORIC COST DATA FOR DPW FACILITIES



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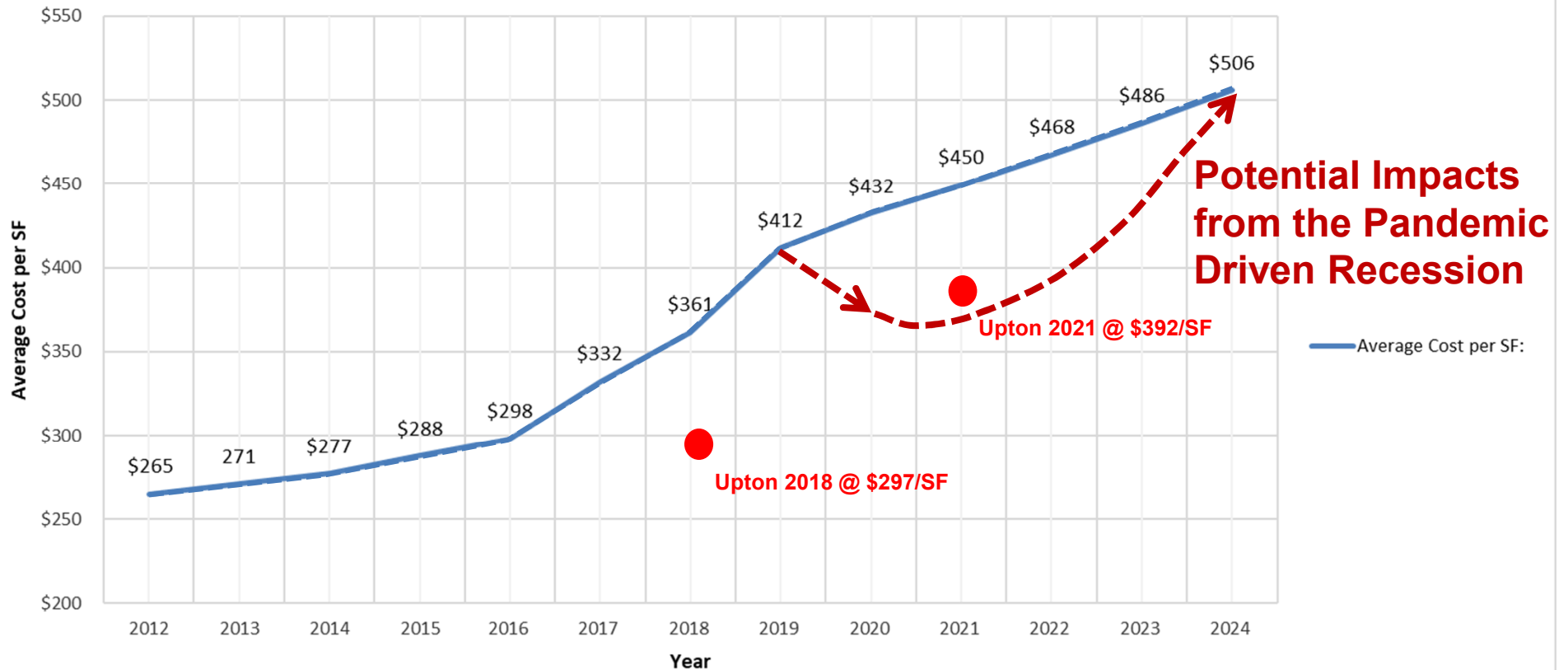
Average Cost per SF:



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HISTORIC COST DATA FOR DPW FACILITIES

Average Cost per SF:



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Benefits of an Improved / Code Compliant Facility?

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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



Questions

