



Town of

UPTON

MASSACHUSETTS

Upton DPW Building Committee

Town of Upton DPW Expansion and Renovation Project Special Town Meeting

Nipmuc Regional High School

November 4, 2025; 7:00PM

Upton DPW, 100 Pleasant Street, Upton, MA 01568



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UPTON DPW PROJECT – WHAT DOES YOUR DPW DO?

- Roadway maintenance (~80 miles)
- Snow & ice removal operations
- Water and sewer main breaks
- Bridge, culvert, dam, and CB maintenance
- Emergency response management
- Flood prevention
- Trimming trees and roadside brush
- Parks, Cemetery, and Forestry maintenance
- DPW fleet maintenance
- Wastewater collection and treatment
- Drinking water treatment and distribution
- Hurricane / windstorm cleanup
- Removal of roadway hazards
- Support of other emergency departments





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WHY IS A NEW DPW FACILITY NEEDED?

- **Health and Safety of Town Employees is number one concern.**
- Vehicle Fleet and Equipment inventory (24 vehicles) are worth an estimated \$3,931,000 – **need to protect the Town's investments.**
- DPW responsibilities have grown while facility has remained the same size since 1995 with no major updates **(61 roadway miles in 1995 vs. ~80 today)**
- Not in compliance with DEP regulations – **risk of violations or fines.**
- Town population has grown over the past 30 years from 5,100 to 8,500
- Currently 1,600 Water Customers - was 1,100 in 1995
- Currently 750 Sewer Customers - was 470 in 1995



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UPTON DPW PROJECT - HISTORY

Brief History:

- DPW facility built in 1995 (30 years old)
- In 2017, the DPW Feasibility Committee identified the need to:
 - Address significant DPW employee health & safety issues
 - Update the existing facility to address compliance with current Building Codes
- Weston & Sampson (W&S) was hired for a Feasibility Study which was worked on from 2017 to 2021
- The project was restarted in 2025 for Schematic Design
- W&S and Vertex have been working with the **DPW Building Committee** to develop a plan to upgrade and expand the facility to address both health & safety and compliance issues



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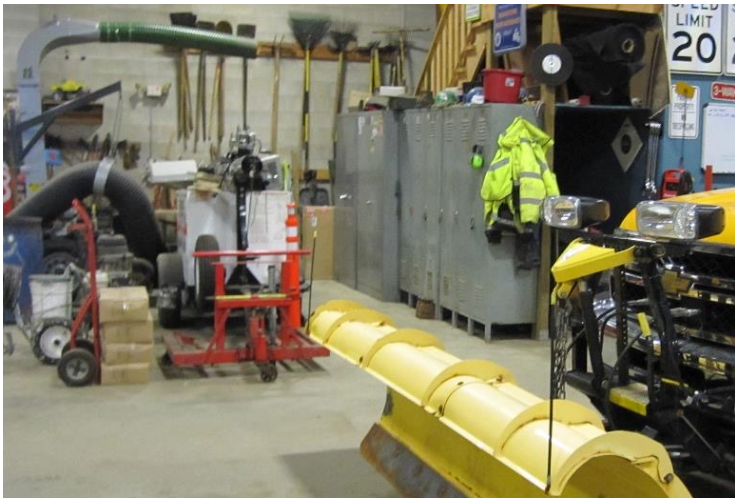
UPTON DPW PROJECT – CURRENT CONDITIONS

Current Conditions and Problems:

- No indoor wash bay (DEP compliance Issue)
- Equipment stored outside
- Health and safety issue for staff/ventilation issues



No Interior Vehicle Wash Facilities



Employee Lockers in Vehicle Garage



Equipment Stored Outside





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UPTON DPW PROJECT – CURRENT CONDITIONS (CONTINUED)

Current Conditions and Problems:

- Office is located in a “temporary” trailer
- Garage building is past its useful life
- Garage is too small



“Temporary” DPW Office Trailer (2nd)



Garage is too small to store DPW’s fleet of equipment



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UPTON DPW PROJECT – CURRENT CONDITIONS (CONTINUED)

Current Conditions and Problems:

- Salt shed does not meet DPW needs (future issue)
- Small staff kitchen/breakroom used for meetings, EOC, training. Only one toilet room
- No room for growth



Salt shed door too small



Garage and Storage areas at capacity



Staff kitchen/break room not adequate for all uses it serves



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UPTON DPW PROGRESS

Progress to Date:

- Survey
- Wetlands Delineation
- Space Needs Assessment
- Hazardous Materials survey
- Existing Buildings survey
- Existing Vehicle & Equipment Inventory
- Geotechnical Investigation & Report
- SD site plan and building layout options

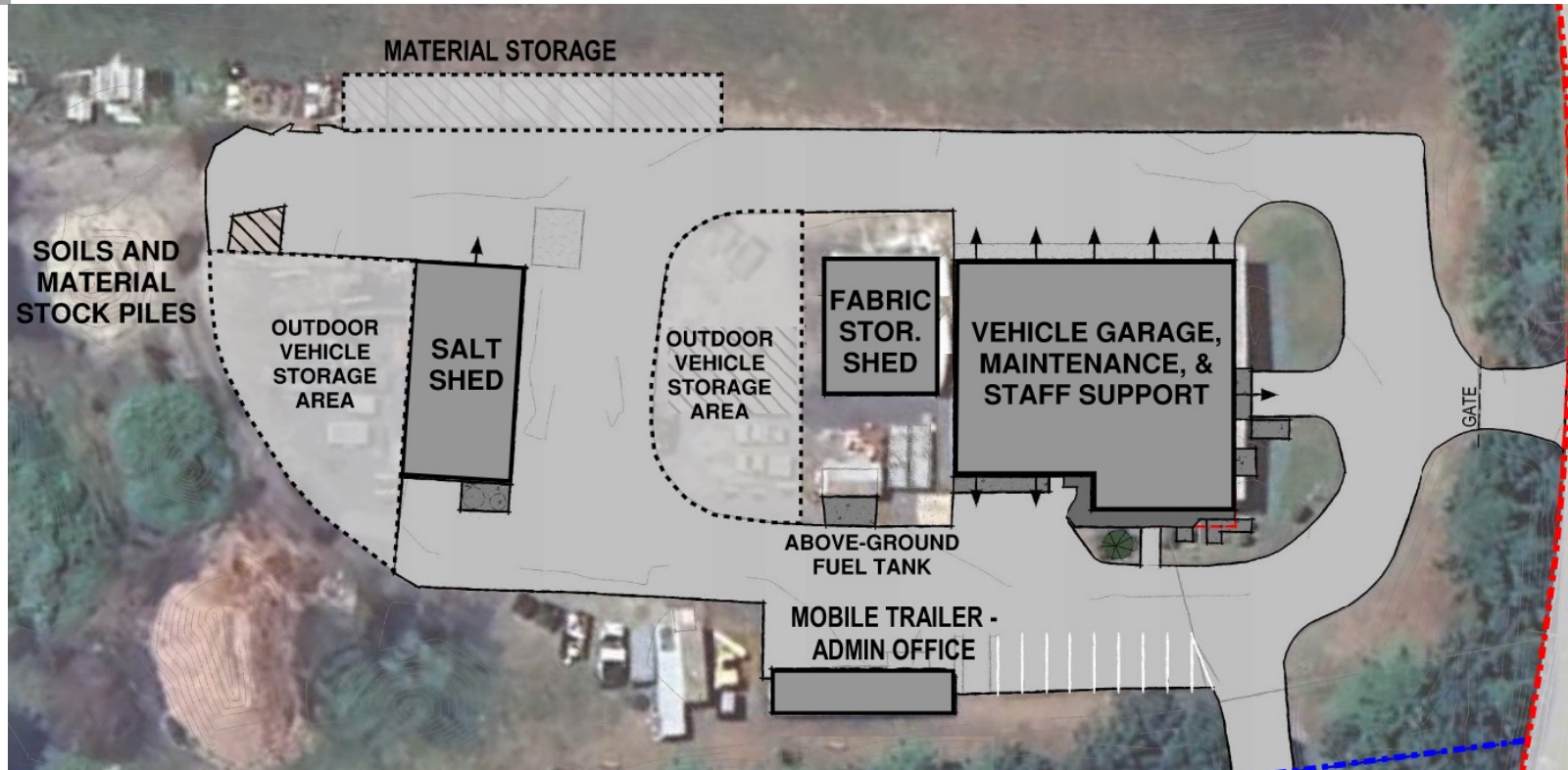




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UPTON DPW PROGRESS – EXISTING SITE PLAN

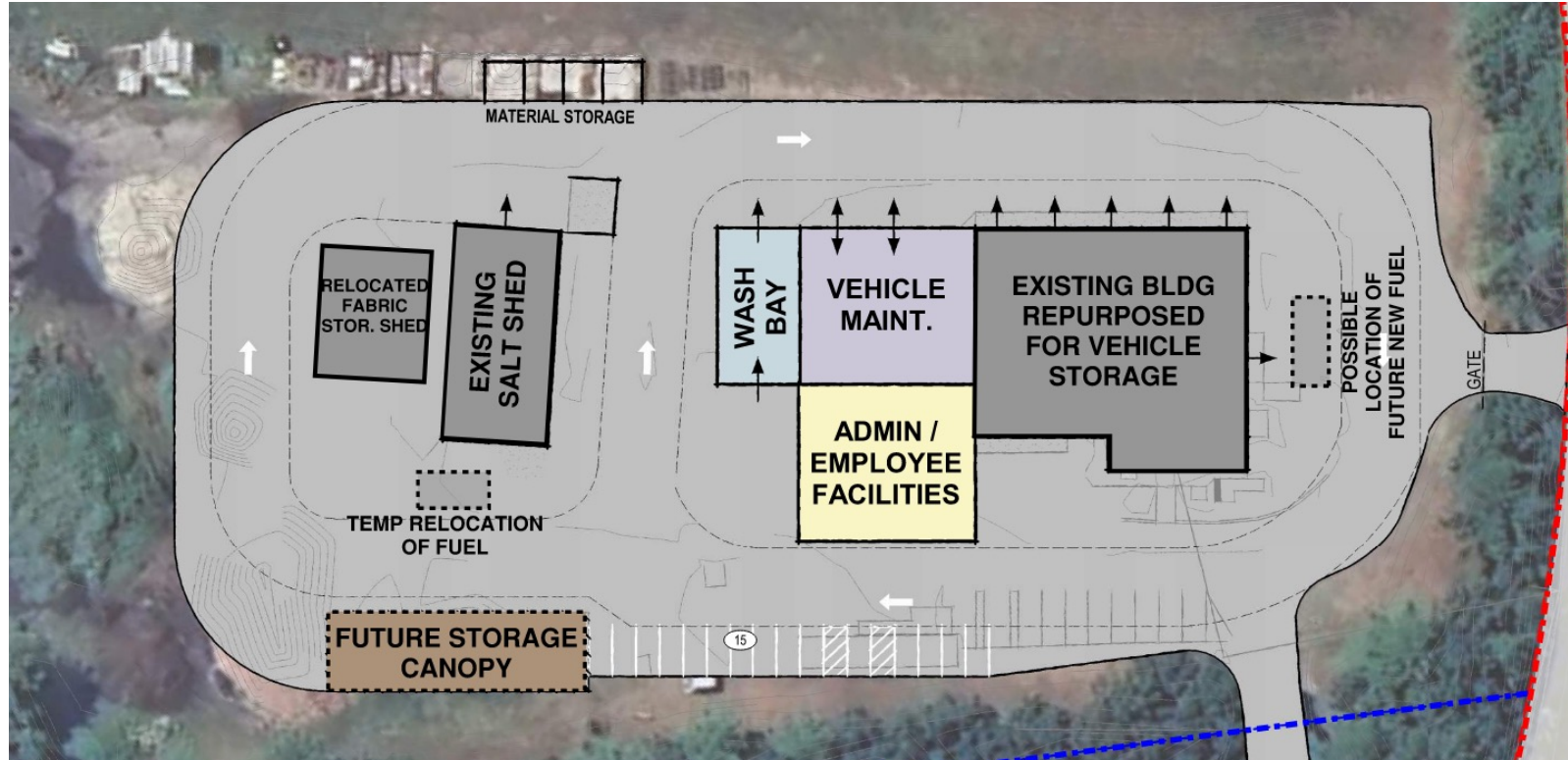
Existing
Site Plan:



UPTON DPW PROGRESS – PROPOSED SITE PLAN

Proposed Site Plan

- Addresses Compliance issues
- Addresses Health & Safety Issues





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UPTON DPW PROGRESS – SCHEDULE

Anticipated Milestone dates:

- Special Town Meeting – request Detailed **Design** funds Tonight
- Annual Town Meeting – request **Construction** funds May 2026
- If Construction funds approved – vote on Ballot Question June 2026
- If Ballot Question approved, prepare / post Bid Documents June - July 2026
- Estimated Construction timeframe Aug 2026 to Dec 2027



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SPECIAL TOWN MEETING – DESIGN FUNDS REQUEST

• Architect's fee	\$1,968,000
• Owner's Project Manager fee	\$ 297,613
• Other soft costs*	\$ 118,000
• 5% Contingency	<u>\$ 119,180</u>
TOTAL	\$2,502,794

*Other Soft Costs include: Bid Hosting, Printing, Planning Board/ConCom Peer Review, Legal, Permitting, Furniture Fixtures & Equipment, Technology, Utility fees



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TOTAL PROJECT BUDGET

- **Detailed Design Cost = \$2.5M**
- **Expected Construction Cost = Not to Exceed \$17M**
- **Total Project Budget Range = \$17.5 to \$19.5M**



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UPTON DPW – PROJECTED RESIDENT TAX IMPACT

- Based on a 25-year 3.75% level interest bond
- Borrow amount of \$18.5M
- Possible other funding sources
- Estimated tax increase on a property assessed at \$750,000 would be ~ **\$116/quarter**



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SUMMARY

The proposed renovation and expansion project meets minimum DPW needs and addresses:

- **DPW Employee Health and Safety Issues**
- Code Compliance Issues, including:
 - Electrical, Plumbing, HVAC
 - DEP Wash Bay Regulations
- ADA Compliance issues
- Protects investment in equipment by providing space for indoor storage

In addition, the proposed project allows for future expansion when needed



THANK YOU!

