



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



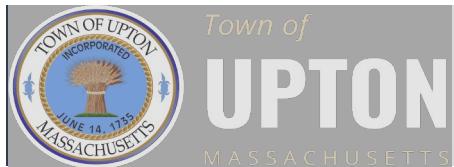
Town of

**UPTON**  
MASSACHUSETTS

## UPTON DPW PROJECT – WHAT DOES YOUR DPW DO?

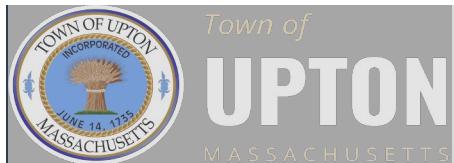
- Roadway maintenance (~80 miles)
- Snow & ice removal operations
- Water and sewer main breaks
- Bridge, culvert, dam, and CB maintenance
- Emergency response management
- Flood prevention
- Trimming trees and roadside brush
- Parks, Cemetery, and Forestry maintenance
- DPW fleet maintenance
- Wastewater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





## 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



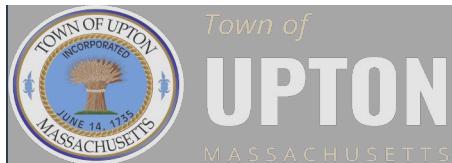
Town of

**UPTON**  
MASSACHUSETTS

## UPTON DPW PROJECT - HISTORY

### Brief History:

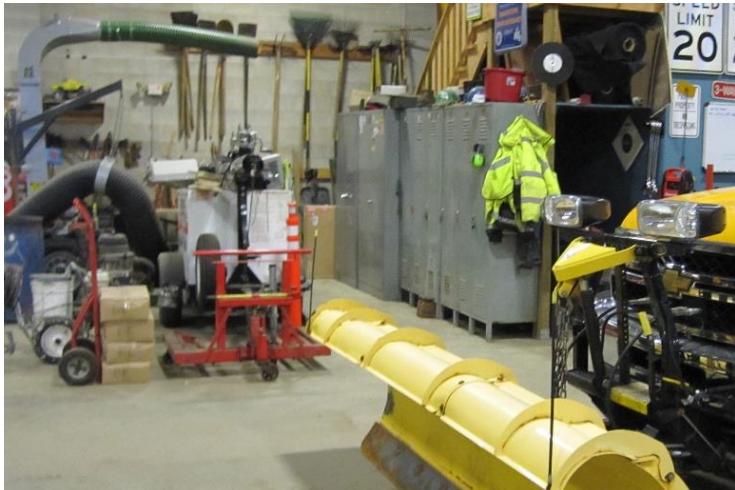
- DPW facility built in 1995 (30 years old)
- In 2017, the DPW Feasibility Committee identified the need to:
  - Address significant DPW employee health & safety issues
  - Update the existing facility to address compliance with current Building Codes
- Weston & Sampson (W&S) was hired for a Feasibility 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



## 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 



Employee Lockers in Vehicle Garage

No Interior Vehicle Wash Facilities



Town of

**UPTON**  
MASSACHUSETTS

## UPTON DPW PROJECT – CURRENT CONDITIONS (CONTINUED)

### Current Conditions and Problems:

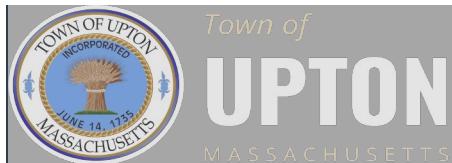
- Office is located in a “temporary” trailer
- Garage building is past its useful life
- Garage is too small



“Temporary” DPW Office Trailer (2<sup>nd</sup>)



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



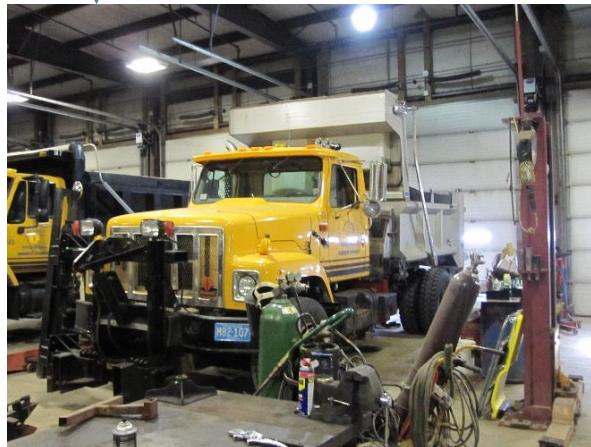
## UPTON DPW PROJECT – CURRENT CONDITIONS (CONTINUED)

### 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 .....



Garage and Storage areas at capacity



Salt shed door too small



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



Town of

**UPTON**  
MASSACHUSETTS

## 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



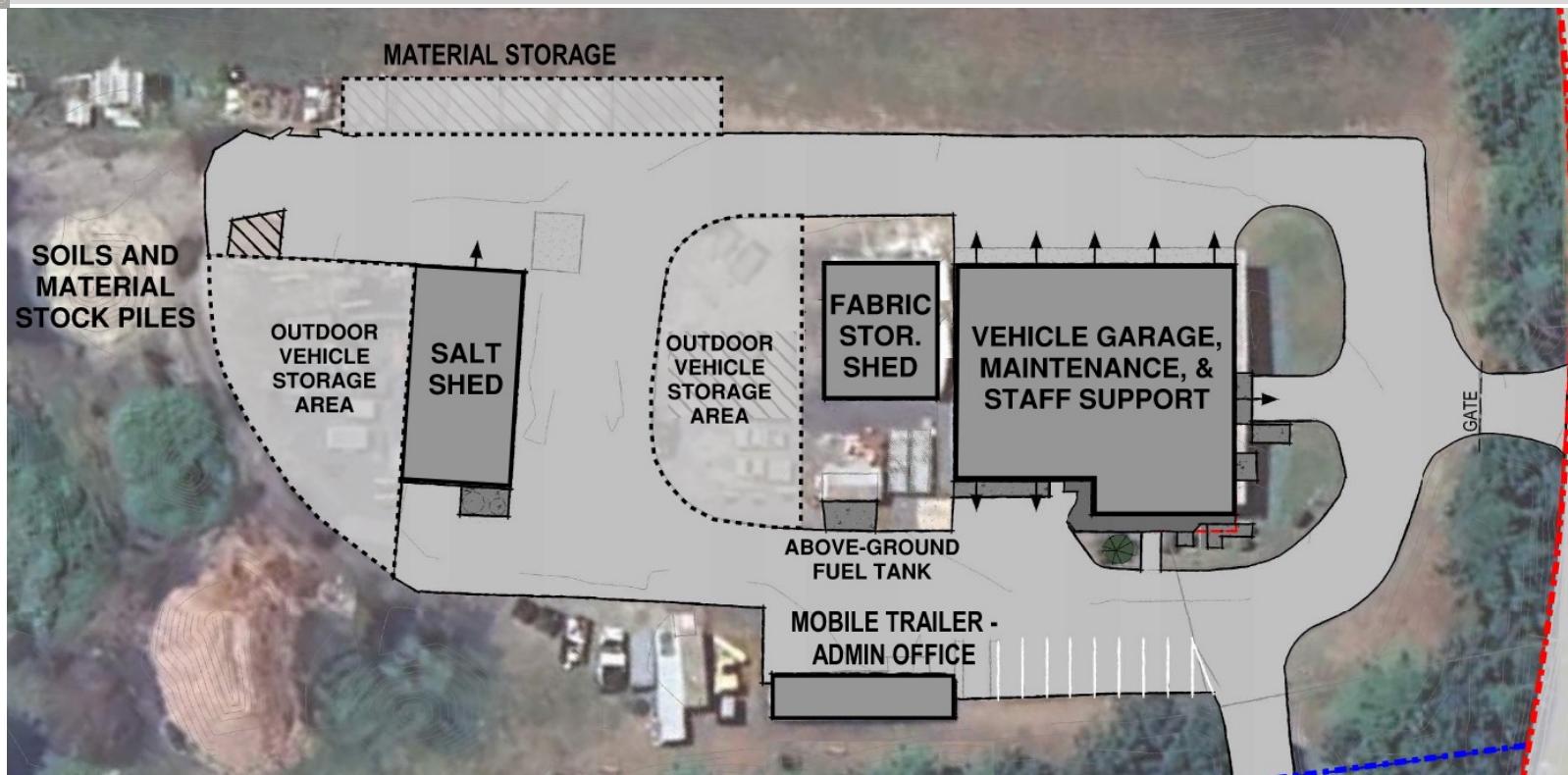


Town of

**UPTON**  
MASSACHUSETTS

## Existing Site Plan:

### UPTON DPW PROGRESS – EXISTING SITE PLAN



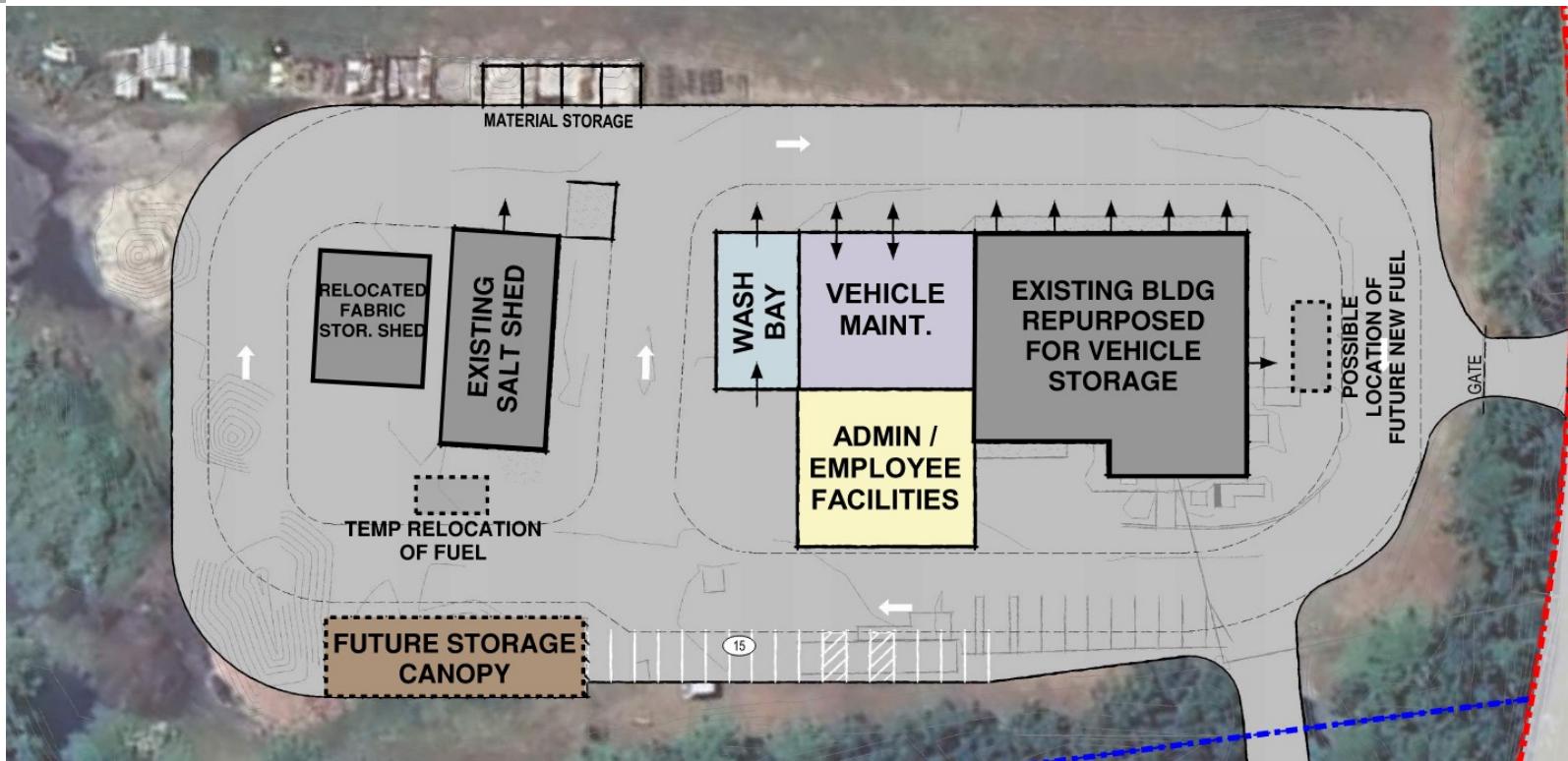


Town of  
**UPTON**  
MASSACHUSETTS

## Proposed Site Plan

- Addresses Compliance issues
- Addresses Health & Safety Issues

## UPTON DPW PROGRESS – PROPOSED SITE PLAN





*Town of*

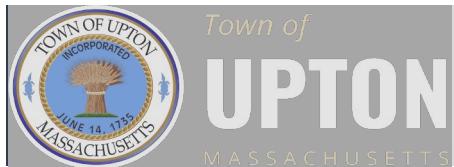
# UPTON

MASSACHUSETTS

# 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



Town of

**UPTON**  
MASSACHUSETTS

## 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>
<b>TOTAL</b>	<b>\$2,502,794</b>

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

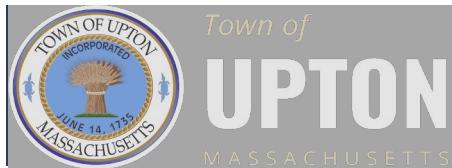


Town of

**UPTON**  
MASSACHUSETTS

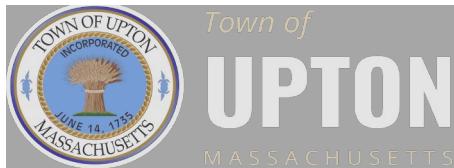
## TOTAL PROJECT BUDGET

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



## 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**



Town of

**UPTON**  
MASSACHUSETTS

## 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!

