

DPW Feasibility Committee

Status Update

October 6, 2020

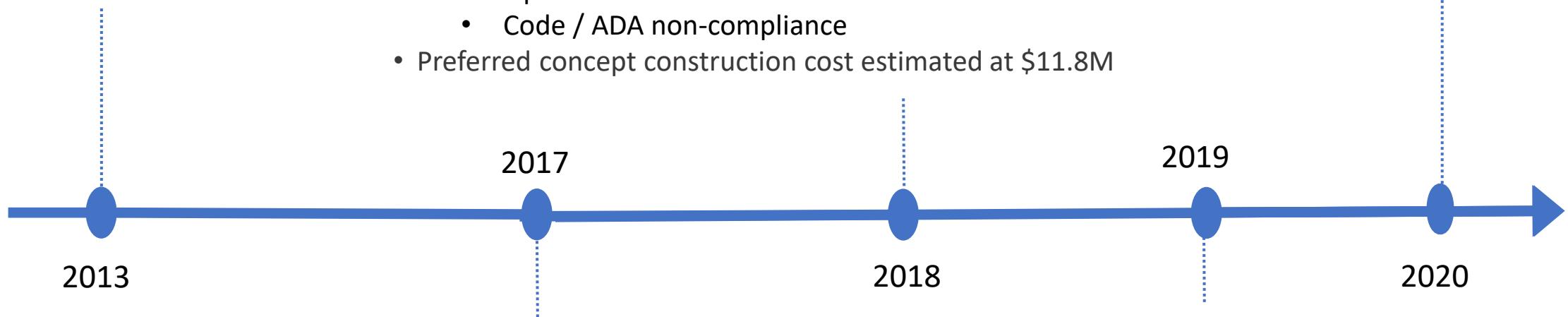
Rick McGuire

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- Key DPW Facility Goals
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Timeline

Town Meeting authorized \$25k
for a DPW Feasibility Study



Study performed by Weston & Sampson
with guidance of in-house staff
completed (Sep. 20, 2017)

Town Meeting allocated \$12.5k to continue the
planning process and appointed the current
citizen committee (Jan. 2019)

Committee Members

- Andy Leonard
- David O'Brien
- Dan Lazarz
- Rick McGuire – Chairman
- Jonathan Moen
- Peter Castanino*
- Bill Montenegro*

*Former Members

Committee Approach and Methodology

- **Reviewed previous study**
 - Reviewed and analyzed Weston & Sampson engineering report and recommendations
 - Meetings with consulting engineer (Jeff Alberti - Weston and Sampson)
- **Evaluated needs and critical components for new DPW Facility**
 - Toured existing facility
 - Interviewed key officials including: Dennis Westgate (DPW Director), Kelly McElreath (Assistant to Town Manager) and John Johnson (Highway Supervisor)
 - Mike Marchand (DPW committee member) participated in a number of planning meetings
 - Facilitated workshop to discuss initial concept, review building program and space plan, verify programs and regulatory requirements
- **Establish priorities for a DPW facility**
 - Conducted a Value Engineering Workshop to determine priorities and top level requirements
 - Tasked consultant to revise design and incorporate project phasing
- **Recommended plan to fulfill the Town's needs**

DPW Facility Prioritized Project Goals

- Ensures employee health and safety
- Meets current building codes as well as all environmental and regulatory regulations
- Allows for effective DPW emergency response
- Improve effectiveness, efficiency of DPW to meets current and future needs*
- Incorporates DPW administrative offices, staff and provides for technology enhancements
- Meets the larger needs of the Town, including:
 - Support for Police, Fire, EMS
 - Storage space for other departments
- Opportunity to phase the project, balancing DPW's needs and Town finances

*Recommend a defined growth factor of 10% to 20%

Key Outcomes and Recommended Plan

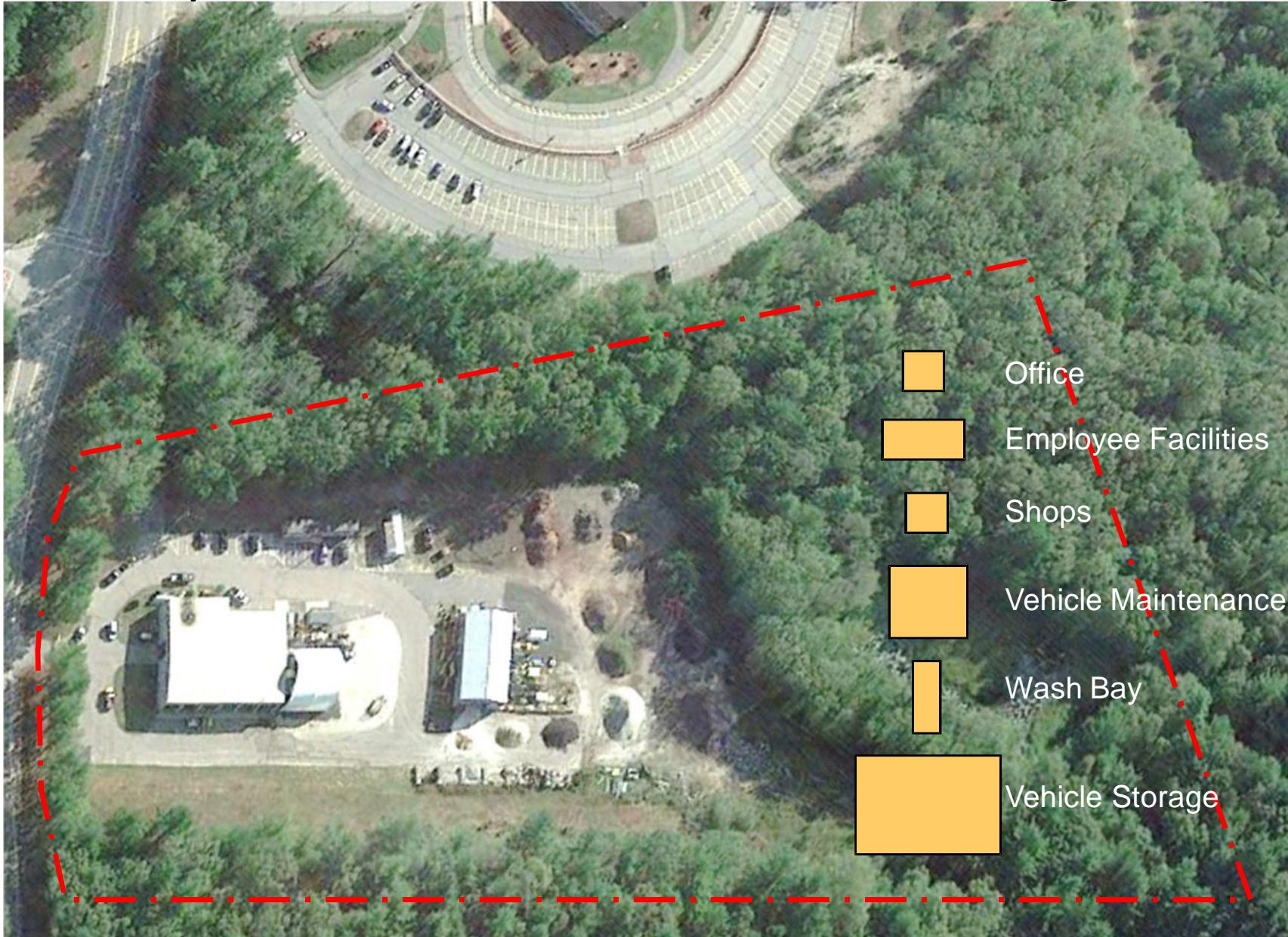
Committee recommends a two (2) phased implementation approach

- The committee was directed to investigate a 3 phase implementation approach with a cost target of \$3.2 M for phase 1 on Oct 10, 2019
- Architecture #2 - Phase 1 of three (3) phase approach does not address top priority goals – employee safety or regulatory compliance
- Two (2) phase approach avoids \$600K to \$1 M in overall cost

Committee and consultant reviewed 3 different architectural building/site plans and revised the **project plan**, including the following key components:

- New, phased project schedule designed to meet Town financial needs
- New site layout
- New building layout – linear structure with expansion capability
- Central fueling facility project for consideration at a later date

Journey to a New Site and Building Plan



Architecture #1 Original Concept (Sep 20, 2017)

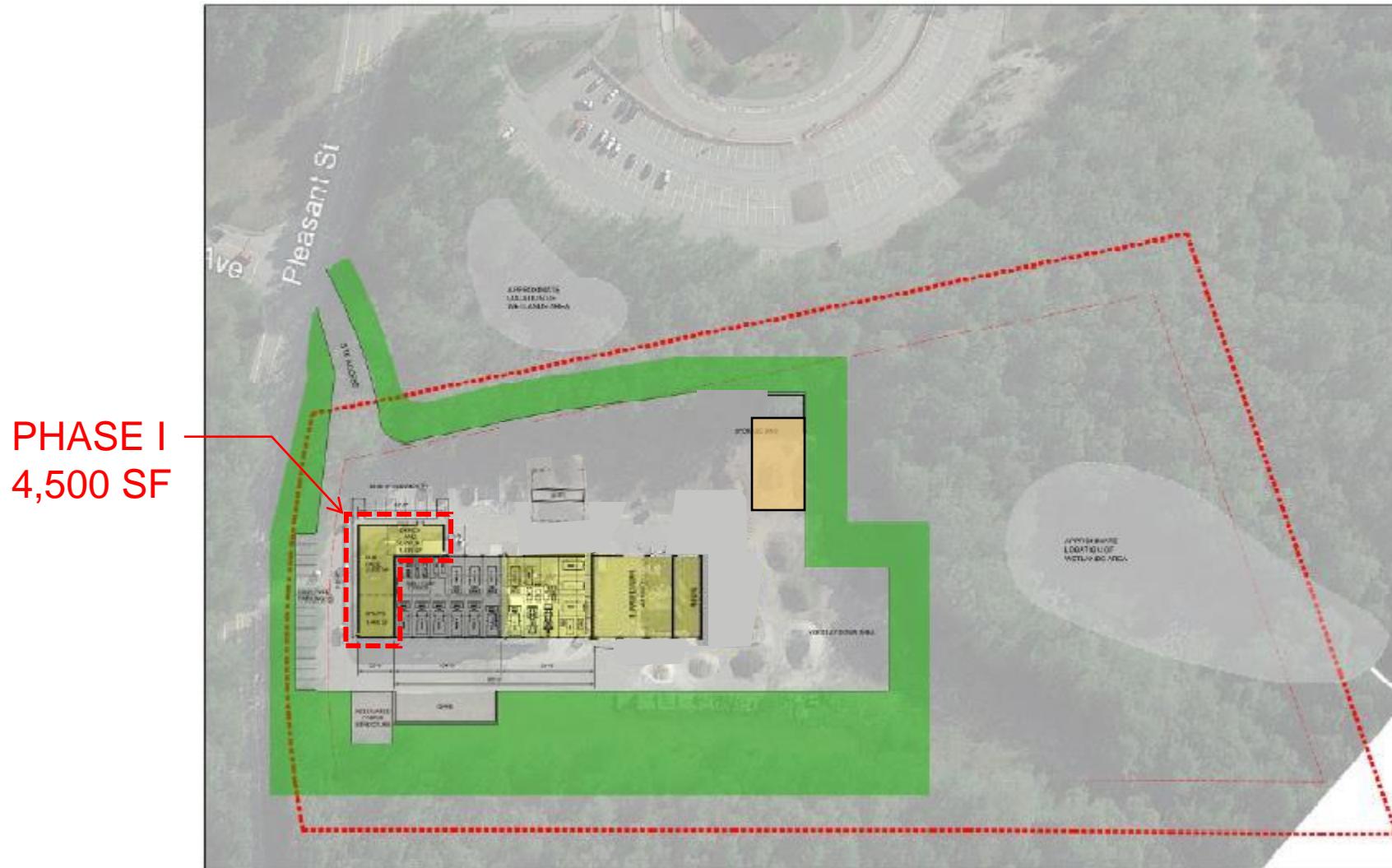


Architecture #1 Original Concept (Sep 20, 2017)*

- Estimated Cost in 2018 is \$11,840,000 (\$297 per sq. ft.) including escalation charges
- Renovate existing building and construct new building
- The committee estimates that this plan entails spending approximately \$1.5 million for site work and retaining walls
- Traffic flow creates a safety hazard since heavy equipment and 18 wheel vehicles are operating in the same area as pedestrians walkways
- Committee eliminates this site and building approach

*Central Fueling Facility – Separate Project of \$1.48 M

Architecture #2 for a Phase 1 Target (\$3.2million)



Architecture #2 for a Phase 1 Target (\$3.2million)

- Estimated Cost in 2020 is \$3.7 million for Phase 1 (\$515 / SF – new construction only)
- Build an administrative / employee addition of 4500 sq. ft.
 - Select site development for sewer hookup and canopy relocation
 - Move salt shed
 - Upgrade ventilation system in the garage area
- The committee determines that site work for canopy relocation and wall is unnecessary expense
- The committee determines that the new administrative area is too close to the road and creates a constrained roadway which will restrict the movement of heavy equipment and 18 wheel vehicles
- The committee discovers that the proposed administrative area is located on the current septic system. Contingency analysis identifies this as higher risk
- Committee eliminates this site and building approach

Architecture #2 for a Phase 1 Target (\$3.2million)

Town of Upton New Public Works Facility Budget Total Project Cost			2/18/2020
New Construction			
Area	Size (SF)	Cost/SF (w/ markups)	Cost
Administration / Employee Facilities	4,500	\$443	\$ 1,993,500
Selective Demolition at Existing	Allowance	\$100,000	\$ 100,000
Added Cost for Specialty Foundations (based on 1st floor area)	4,500	\$16	\$ 72,000
New Construction Subtotal:	4,500		\$ 2,165,500
Building Cost per SF:	\$481		
Renovation			
Garage Renovation (Ventilation Upgrades Only)	1	\$ 150,000	\$ 150,000
Renovation Subtotal:	1		\$ 150,000
Building & Equipment Total:			\$ 2,315,500
Mezzanines	-	\$106	\$ -
Relocate Existing Fabric Structure	-	\$40	\$ -
Site Development (allowance) - local improvements only	1.0	\$250,000	\$ 250,000
Partial Demolition of Existing Structure		\$25	\$ -
Salt/Sand Sheds	-	\$105	\$ -
Subtotal Bldg, Equip, & Site:		\$ 2,565,500	
Design Contingency (5%):		\$ 128,275	
Escalation to 2021 (6% per year):		\$ 161,627	
Total Construction:			\$ 2,855,402
Department of Public Works			
Budget Total Project Cost			
Owner's Soft Costs			
A&E Fees (design, bid, const.)	\$ 285,540	(Assume 10% of Const. Value)	
A&E Special Services	\$ 57,108	(Assume 2% of Const. Value)	
Owner's Project Manager Fees	\$ 114,216	(Avg 4% of Const. Value)	
Furnishings (FFE)	\$ 50,000	allowance	
Communic. / Low Voltage System	\$ 80,000	allowance	
Temporary Facilities	\$ -	allowance	
Printing Cost - Advertisement	\$ 5,000	allowance	
Legal Costs	\$ 10,000	allowance	
Commissioning	\$ 20,000	allowance	
Abatement	\$ 35,000	allowance	
Chapter 17 Test & Inspections	\$ 35,000	allowance	
Construction Contingency (6%)	\$ 171,324	allowance	
		Total Soft Costs:	\$ 863,188
			TOTAL PROJECT COST \$ 3,718,590

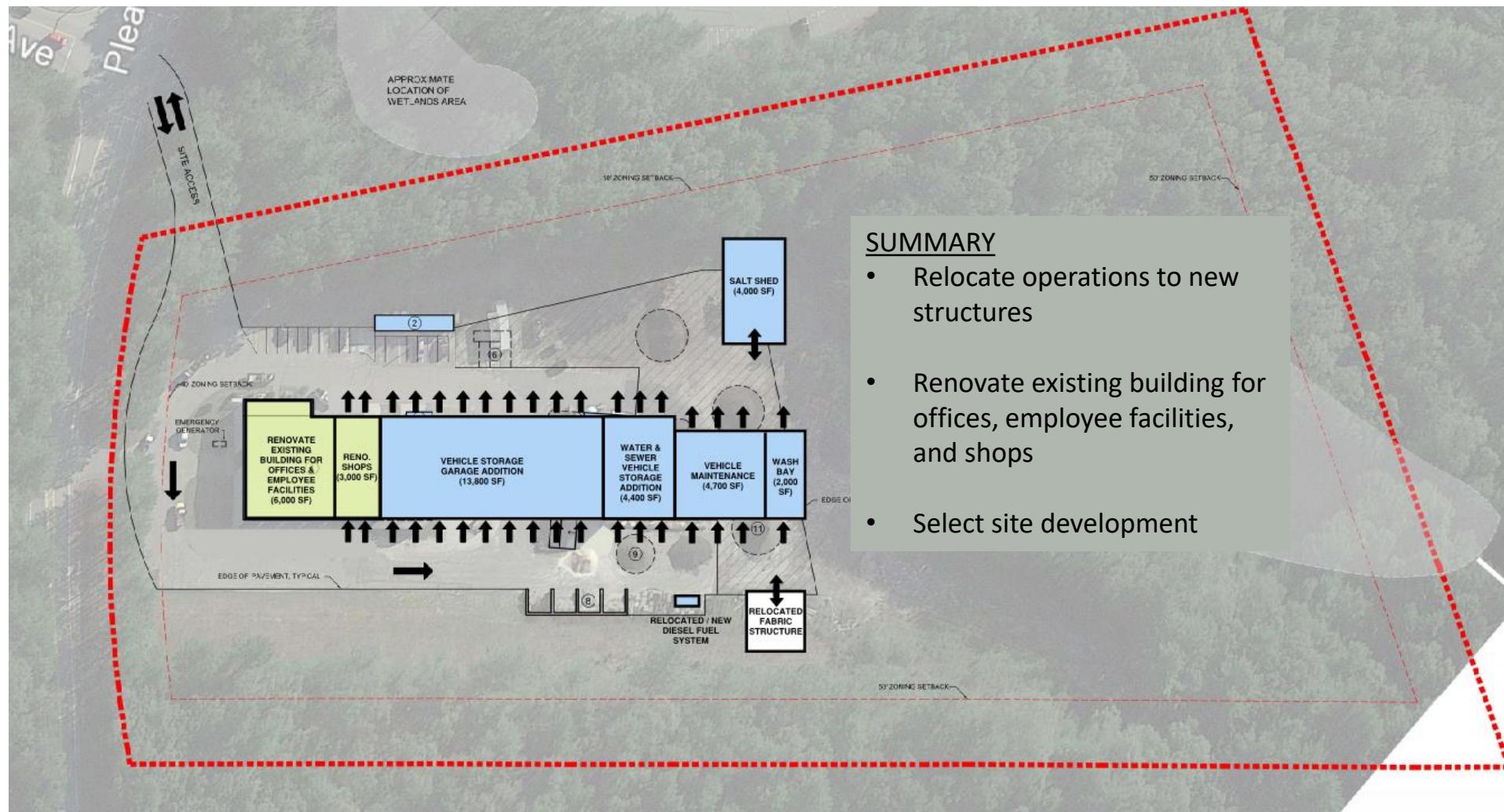


**PHASE I
4,500 SF**

Total Cost for Phase I: \$3.7M

- 4,500 SF Office / Employee Facility / Shops Addition
- Select Site Development Including Sewer Extension
- Miscellaneous Garage Renovations
- Soft Costs
- Contingencies
- \$822 / SF – Movement of Salt Shed/Canopy
- \$515 / SF – New Construction Only

Architecture #3 Selected Site/Building Approach (Sep 17, 2020)



Architecture #3 - Detailed Project Plan: Jeff Alberti (Weston and Sampson)

DPW Committee Recommendation*

Committee recommends a two (2) phased approach to meet town financial needs

- Architecture #3 - Linear building layout with expansion capability
- Two (2) phase approach avoids \$600K to \$1 M in overall cost
- Phase 1 Implementation Approach
 - Addresses top priority goals – employee safety, regulatory compliance, and department effectiveness
 - Delivers a 20,000 SF building with 8,500 SF of building and equipment storage – an increase of 6% over existing storage space
 - Contains administrative and employee support, workshops, vehicle maintenance, wash bays, and vehicle storage in one building
- Upon Phase 2 completion, total vehicle/equipment storage area of 15,800 SF increases vehicle storage space by 98% over existing
- Reuse existing building of 9,000 SF and 19,700 SF of new construction for a total building area of 28,700 SF at Phase 2 completion

*Central fueling facility project slated for consideration at a later date