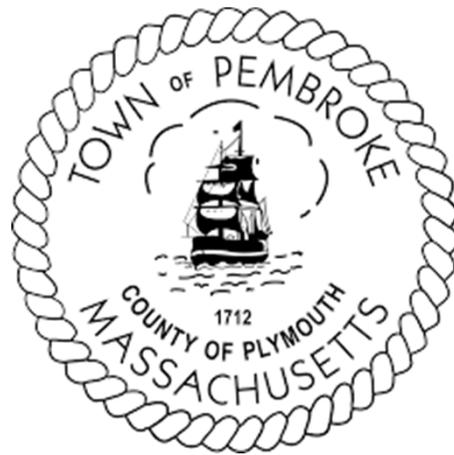

Town of Pembroke Public Works Facility Feasibility Study Results



Town Meeting Presentation
October 24, 2017

Town of Pembroke 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

Town of Pembroke
Public Works Facility

Public Works Responsibilities

Town of Pembroke Public Works Facility

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

- Maintaining approximately 115 miles of roadway
 - Roadway surface / pothole repairs
 - Maintenance of the stormwater system
 - Catch basin cleaning and repairing
 - Street sweeping
 - Street sign and road painting
- Cemetery maintenance
 - Pine Grove Cemetery, Center Cemetery, and Mount Pleasant Cemetery
- Trimming of trees and roadside brush
- Removal of dead, damaged, or diseased trees
- Operation and maintenance of the Town's water supply
 - 135 miles of water mains
 - 1,000 fire hydrants
 - 3 water storage tanks
 - 5 groundwater sources

Town of Pembroke Public Works Facility

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
- Emergency response / consequence management
- The support of other emergency departments



Town of Pembroke
Public Works Facility

Why Does the Town Need a New Facility?

Town of Pembroke Public Works Facility

Why does the Town need a new Public Works facility?

- Existing main facility was built in the 1950's is more than 60 years old with no significant improvements or modernizations
- Responsibilities have increased significantly over the decades along with vehicles, equipment
- The facility no longer meets 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 Pembroke Public Works Facility

Why does the Town need a new Public Works facility?



Vehicle / Equipment Storage is unsafe and inefficient

Town of Pembroke Public Works Facility

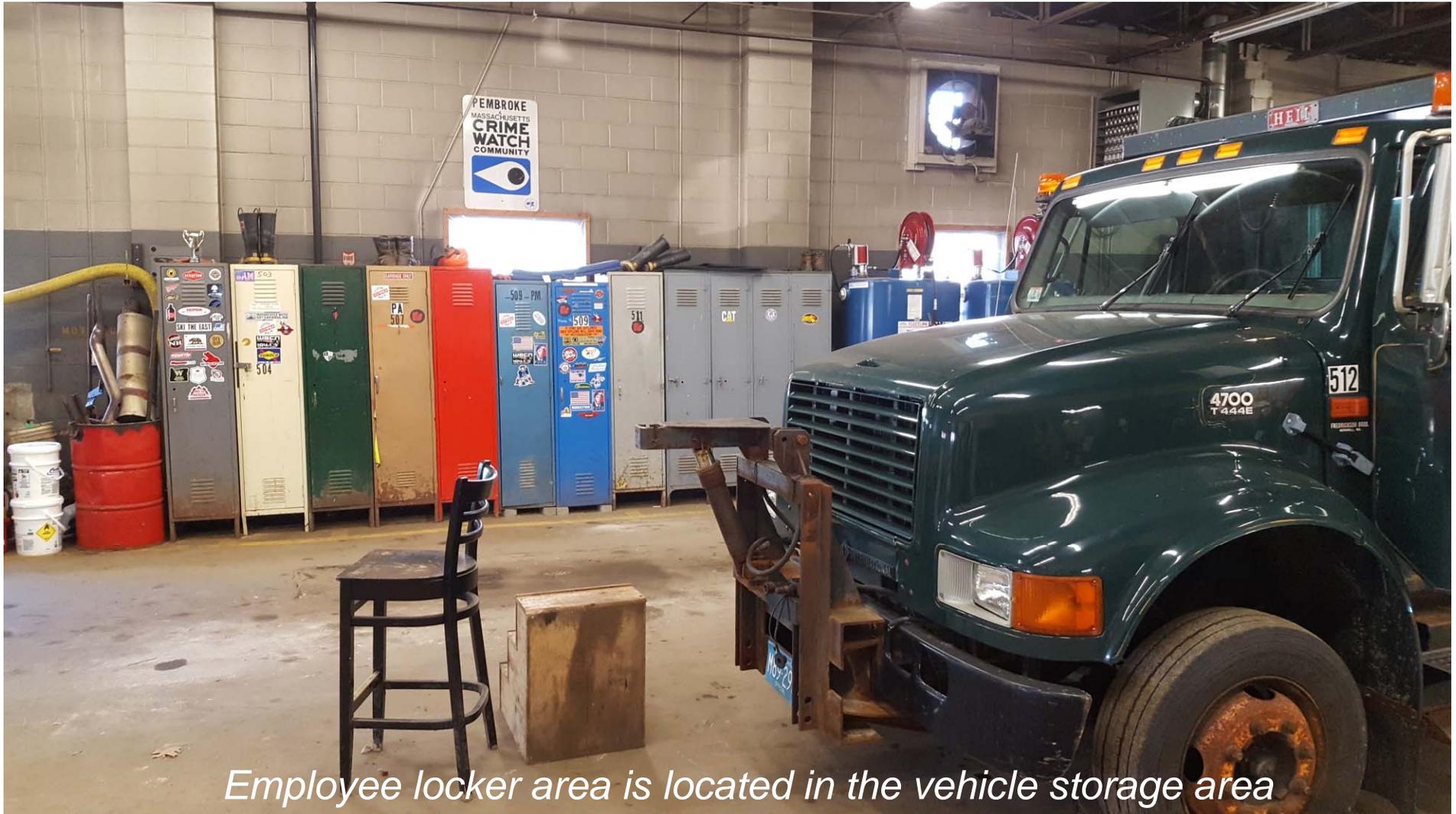
Why does the Town need a new Public Works facility?



Portions of the multi-million dollar fleet are stored outdoors due to lack of space

Town of Pembroke Public Works Facility

Non-Code Compliant and Inefficient Working Conditions



Employee locker area is located in the vehicle storage area

Employee Support Spaces are lacking for today's operations

Town of Pembroke Public Works Facility

Non-Code Compliant and Inefficient Working Conditions



Non-Compliant Vehicle Wash Facilities

Town of Pembroke
Public Works Facility

What is Proposed

Town of Pembroke Public Works Facility

Programming Results |



**Existing DPW Facility
Mattakeesett Street**



**DPW Water Division
Glenwood Road**



Town of Pembroke
Public Works Facility

Programming Results |

<u>Space Needs Assessment</u>	<u>Initial Facility Program</u>	<u>Final Facility Program</u>
Employee Facilities / Staff Support	5,011 SF	3,495 SF
Workshops / Material Storage	5,578 SF	2,318 SF
Vehicle Maintenance	5,433 SF	3,204 SF
Wash Bay	1,838 SF	1,523 SF
Vehicle & Equipment Storage	<u>21,546 SF</u>	<u>18,000 SF</u>
Subtotal:	39,406 SF	28,540 SF

**27% Reduction in space needs achieved
by creating shared spaces and by the use
of mezzanine storage areas**

Town of Pembroke
Public Works Facility

Conceptual Alternatives Development – Mattakeesett Street Site



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Cost

Town of Pembroke
Public Works Facility

Project Cost Summary

• Building	\$4,433,520
• Industrial Support Equipment (fueling, wash, maintenance equip)	\$1,012,528
• Salt/Sand Storage Structure	\$234,000
• Site Development & Support Structures	\$1,800,958
• Demo of existing structures	
• DEP mandated stormwater system, site clearing, excavation, gravel borrow	
• Electrical, site lighting, paving, curbing, fencing, gates, etc.	
• Estimating Contingency & Escalation	<u>\$598,722</u>
Subtotal Construction Cost: \$8,079,728	
<i>\$283/SF</i>	
• Soft Costs	\$1,486,162
• A&E fees, permitting/testing, printing costs, furnishings, communications	
• Construction Contingencies	<u>\$403,986</u>
Total Project Cost:	\$9,969,876

Town of Pembroke Public Works Facility

Construction Cost Comparison (Does not include soft costs)

<u>Description</u>	<u>Size</u>	<u>Bid Date</u>	<u>Avg Cost/SF</u> <u>(escalated to 2019)</u>	
• Hopkinton Public Works Facility	42,410 SF	2016	\$327	} Avg. \$344 / SF
• Orleans Public Works Facility	42,278 SF	2017	\$331	
• Wayland Public Works Facility	39,869 SF	2014	\$329	
• Boylston Public Works Facility	13,926 SF	2015	\$338	
• Medford Public Works Facility	45,000 SF	2014	\$342	
• Bourne Public Works Facility	39,040 SF	2014	\$354	
• Norwood Public Works Facility	53,870 SF	2014	\$358	
• Andover Municipal Services Facility	54,088 SF	2017	\$371	
• Pembroke Public Works Facility	28,540 SF	Est. 2019	\$283	

**18% Reduction in cost by using
cost effective building types**



Town of Pembroke
Public Works Facility

Benefits of an Improved / Code Compliant Facility?

Town of Pembroke 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 Pembroke
Public Works Facility

Thank You