Montague DPW Facility Planning Committee
Public Works Facility
Public Information Session

April 4, 2017

Agenda

- ✓500 Avenue A Tour
- Meet the Committee and Engineer
- Presentation of Project
  - Program, Existing Conditions, Space Needs, Sites Considered, Proposed Budget, next steps
- Questions and Answers

Goals of the Committee

Charged by Selectmen in Dec 2015 to propose a DPW facility solution that will:

- Address code deficiencies of the existing building
- Provide adequate storage and maintenance space for the Town's fleet of vehicles
- Provide safe and efficient space for the Town‘s employees

DPW Program

- 5 Parks
- 7 Town Buildings
- 108 miles of Road
- Streetscape (sidewalks, planters, treebelt)
- Sewer drainage system
- Recycling program
- Town landfill monitor

DPW Program

- 17 Staff
- 32 vehicles in fleet
  - 15 large
  - 17 small
  - 30 pieces of equipment

Town of Montague
Public Works Facility

500 Avenue A- Built 1948

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Storage canopy

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Interior vehicle and equipment storage

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Portions of fleet are stored outdoors due to limited space reducing equipment life expectancy and impacting operations

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Vehicle Maintenance Area is Undersized, Inefficient, and Unsafe

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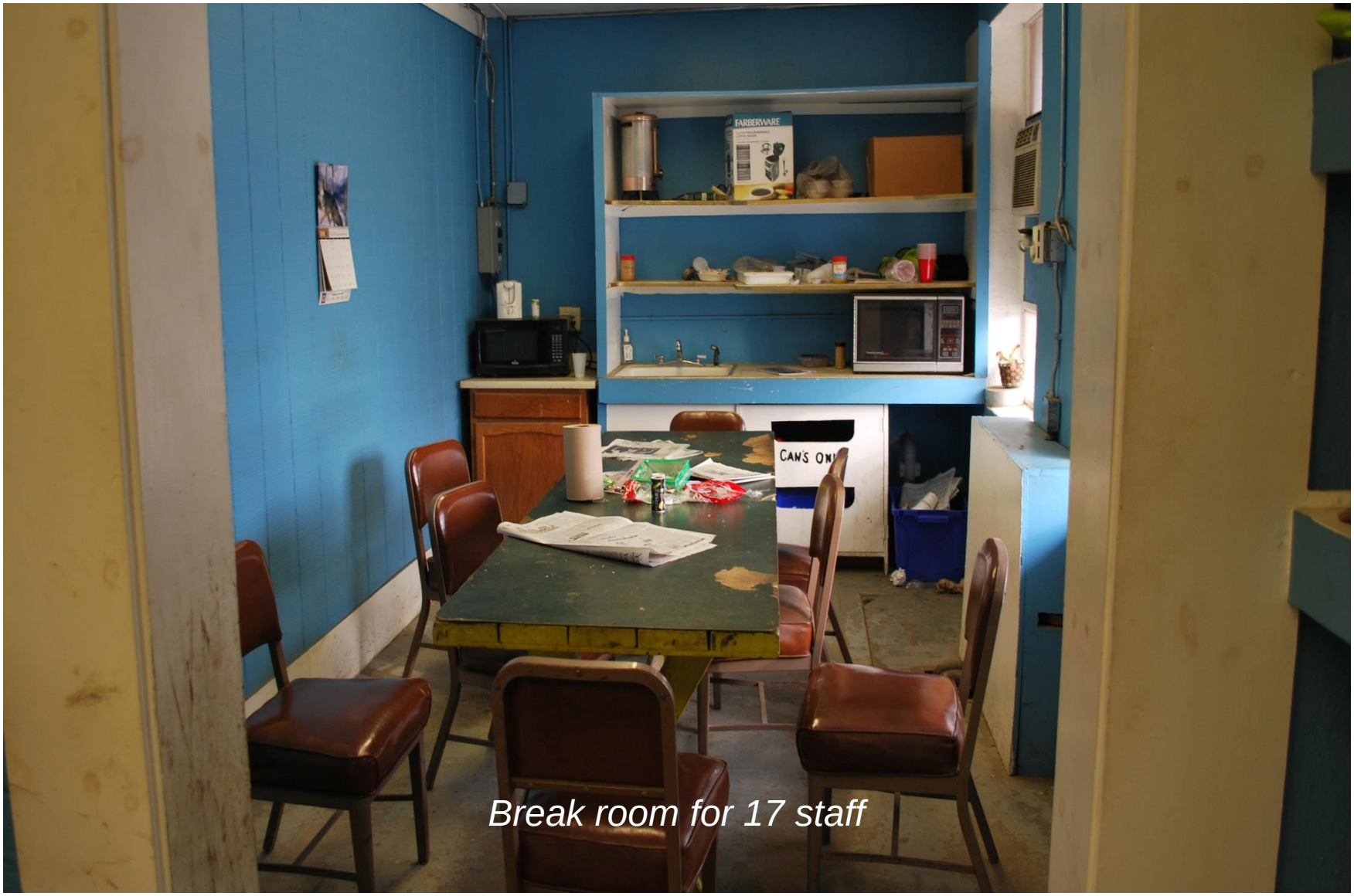

Break room for 17 staff

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Employee lockers are located in a hallway

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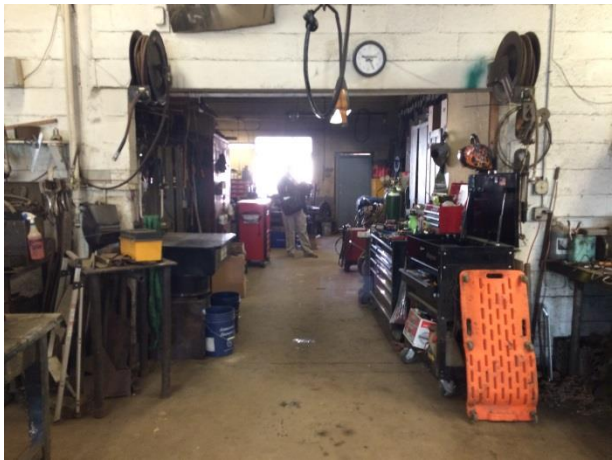
Public Works Facility

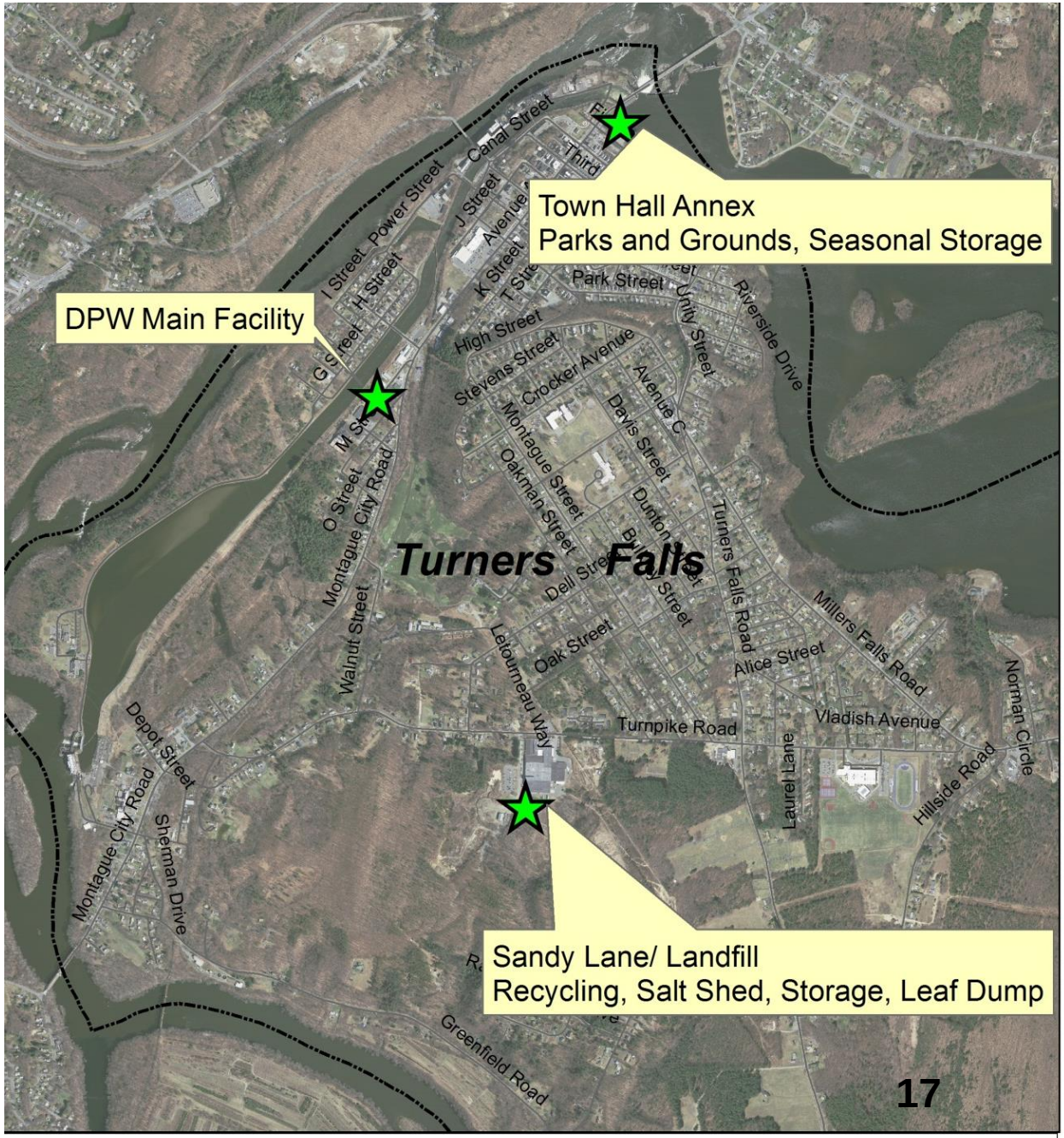
Summary of Deficiencies|

- The existing facility is 68 years old with no significant improvements
- Existing buildings do not comply with today's Building Code
  - No sprinkler system
  - Not ADA accessible
  - Roof system is not capable of meeting today's load requirements (snow load and added sprinkler system loads)
  - Inadequate egress
  - No fire separation
- Toilet facilities do not meet current Plumbing Code
  - Inadequate number of fixtures
  - Inadequate facilities for male/female employees
- Building does not meet current Mechanical Code
  - Inadequate ventilation / electrical systems
  - Non-code compliant maintenance air exchanges
  - Inadequate carbon monoxide detection system
- Operational inefficiencies due to space constraints
  - Inadequate storage areas
  - Inadequate employee facilities
  - Inadequate material storage areas
  - Undersized maintenance area
  - Inadequate file storage
  - Safety concerns for staff



500 Ave A

- **Less than 1 acre**
- **Overflow onto Montague Machine Lot**


Town Hall Annex
Parks and Grounds, Seasonal Storage
DPW Main Facility
Turners Falls
Sandy Lane/ Landfill
Recycling, Salt Shed, Storage, Leaf Dump
Canal Street
Power Street
J Street
K Street
H Street
I Street
G Street
M Street
O Street
Montague City Road
Walnut Street
High Street
Stevens Street
Crocker Avenue
Montague Street
Oakman Street
Park Street
Unity Street
Riverside Drive
Avenue C
Davis Street
Dunton
Turners Falls Road
Dell Street
Oak Street
Letourneau Way
Alice Street
Millers Falls Road
Norman Circle
Vladish Avenue
Turnpike Road
Laurel Lane
Hillside Road
Depot Street
Sherman Drive
Greenfield Road

Town Sites Considered

- 500 Avenue A- Existing
  - Would require acquisition of adjacent Montague Machine parking lot, not enough space for program needs
- Turnpike Road (next to Police Station)

  -potentially cheapest for sitework, but would have residential neighborhood impact and Natural Heritage Issues that would require mitigation.
- Sandy Lane- Proposed
  - requires specialty foundations and infrastructure extension but would aid development of future taxable land

Space Needs Inventory

Current Facility	Engineer's Recommended Size	Committee Recommends
13,175 SF	32,575 SF	27,974 SF

Committee recommends a 4,601 SF (14%) reduction from recommended space needs

Facility Size Comparison Study

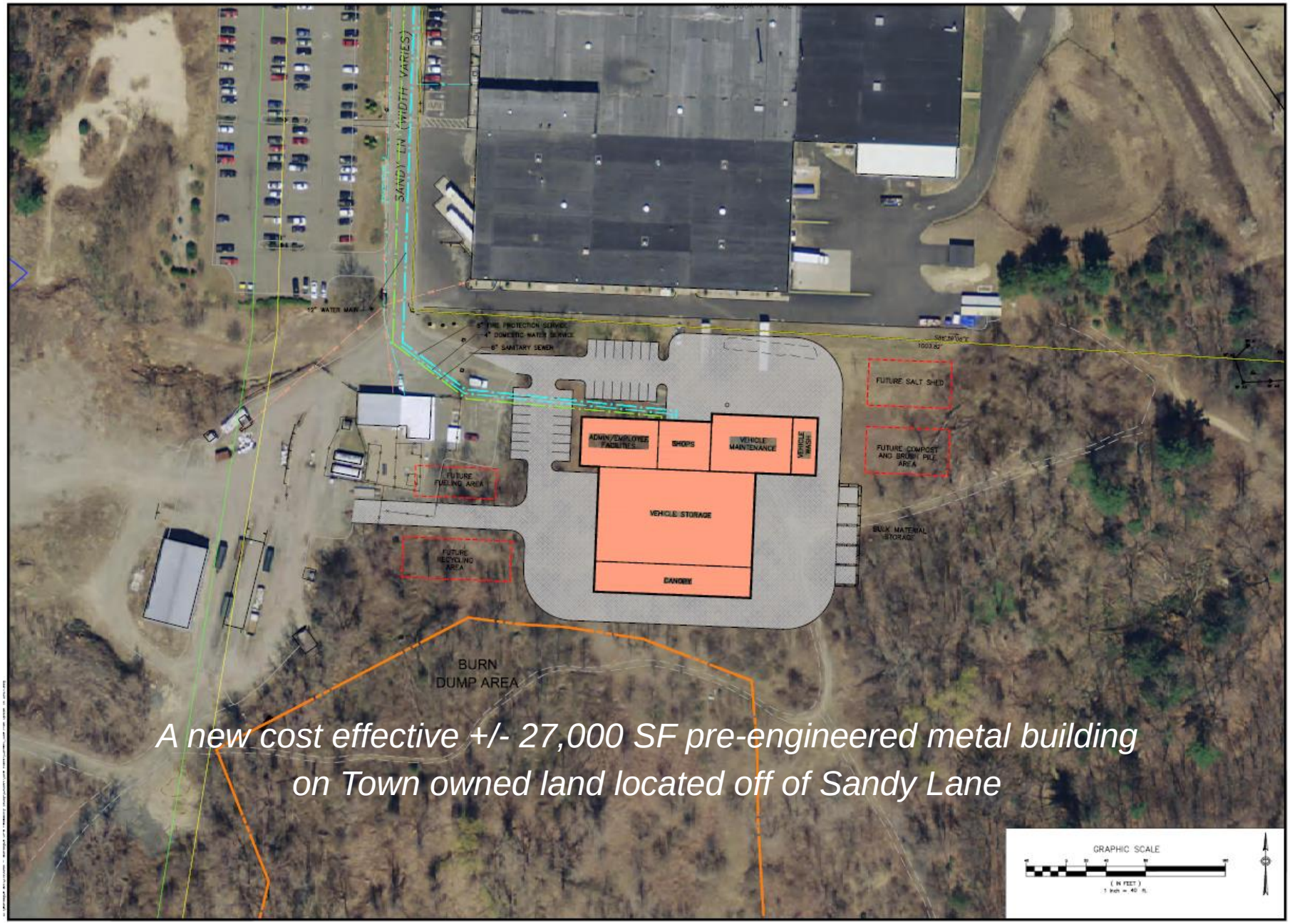
Metrics which should be used when comparing facilities

Date	Town	Population	Size of Town (Sq. Miles)	Miles of Road	Number of Operating Groups	Staff	Number of Vehicles	Proposed Building Size (SF)	Canopy / Seasonal Size (SF)	Total Facility Size (SF)
2015	Town of Boylston	4,355	16.0	55	2	7	17	13,926	0	13,926
2016	Town of Rockport [2]	7,175	17.5	33	6	22	18	22,028	0	22,028
2015	Town of Ashburnham [2]	6,100	41.0	75	5	14	21	26,050	0	26,050
2016	Town of Montague [2]	8,500	31.5	108	6	17	32	27,974	4,650	32,624
2012	Town of Whitman [2]	14,500	7.0	71	5	21	26	32,936	0	32,936
2012	Town of Grafton [2]	17,800	23.3	84	4	20	28	35,430	0	35,430
2015	Town of Mansfield	23,200	20.7	113	3	27	30	31,640	4,920	36,560
2015	Town of Orleans	5,900	22.7	51	5	36	31	42,338	0	42,338
2016	Town of Hopkinton	14,925	28.2	106	6	41	50	42,410	0	42,410
2014	Town of Medway [2]	12,800	11.5	88	7	32	32	42,900	0	42,900
2014	Town of Bourne	19,800	52.9	200	6	38	39	39,040	5,100	44,140
2009	Town of Weston	11,300	17.3	88	7	29	32	41,846	3,024	44,870
2015	Town of Mashpee [2]	14,000	27.2	115	5	33	27	45,857	0	45,857
2015	Town of Wayland	13,000	15.9	96	4	32	44	39,869	6,652	46,521
2014	Town of Norwood	28,600	10.6	110	7	45	53	53,870	0	53,287

[1] Number of vehicles is based on pickups, sedans, medium & large trucks, large tractors, and construction equipment. It does not include small equipment such as trailers, sidewalk plows, mowers, etc

[2] Feasibility Study only

NEW PUBLIC WORKS FACILITY – RECCOMENDED DPW SITE PLAN



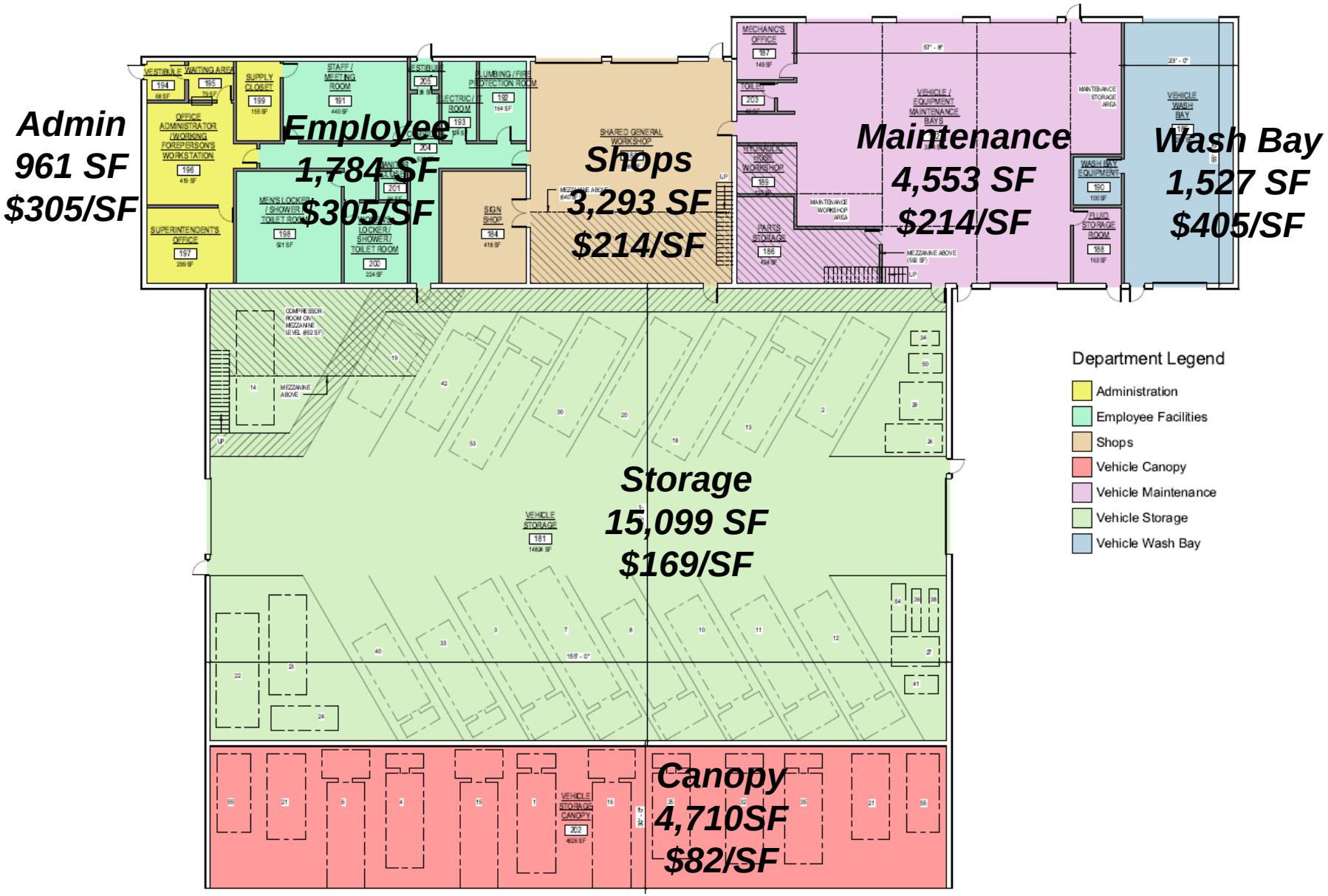
A new cost effective +/- 27,000 SF pre-engineered metal building on Town owned land located off of Sandy Lane

NEW PUBLIC WORKS FACILITY – CONCEPTUAL RENDERING

NEW PUBLIC WORKS FACILITY – Floor Plan

Conceptual Floor Plan

NEW PUBLIC WORKS FACILITY – Floor Plan

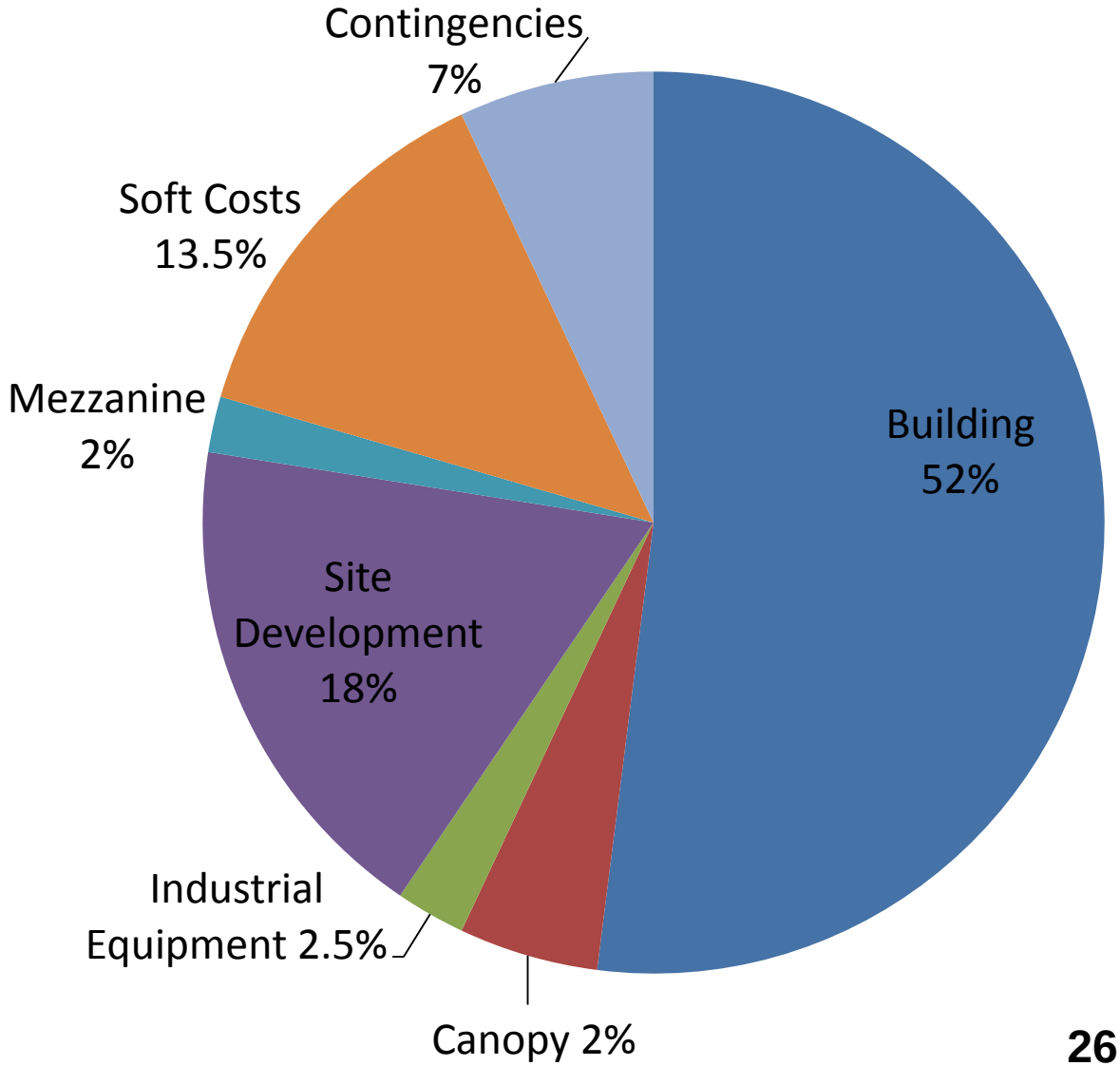


Conceptual Floor Plan

Proposed Budget

New Building Cost	$6,052,390
Industrial Equipment	$293,728
Mezzanine System	$240,209
Open Canopy Storage	$599,519
Site Development + Support Structures (Stormwater, site clearing, paving etc)	$2,081,031
Subtotal Construction Cost	**$9,266,877**
Owner Costs	$1,544,409
(A&E, Furniture, Communication, etc)	
Construction Contingencies	$ 741,350
Total Project Cost Estimate	**$11,552,636**

Proposed Budget



Cost Comparison

Comparative Pre-Engineered DPW Facilities

	Road Miles	Pop.	Size (SF)	Bid Date	Avg Cost per SF (escalated to 2018)	Avg Bid price
Bourne	103	19,754	39,040	2014	$340	$11,063,598
Charlton (1)	110	30,602	17,312	2010	$321	$2,977,885
Boylston	51	4,355	13,926	2015	$311	$3,935,419
Deerfield	82	5,125	15,558	2014	$402	$5,214,000
MONTAGUE	**108**	**8,437**	**27,200**	**2017**	**$341**	**$9,266,877**

Note:
1) Price has been adjusted to reflect similar project scope
2) Costs do not include owner development/soft costs/ construction contingencies

Operational Cost Impacts

- Energy Cost

	Existing	Proposed
Facility Size	13,175	27,203
Heating+ Electric Cost	$ 24,390	$ 40,117
Average Cost per SF	$ 1.85	$ 1.47

64% more costly

22% more efficient

Operational Cost Impacts

Energy Costs	Increase by $15,700/ YR
Employee costs	level
Fleet size, replacement plan	level
fleet maintenance	level, expected decrease
fuel consumption	level, likely decrease
Building maintenance	level

Operational Cost Impacts

- Benefits of storing fleet indoors
  - Less maintenance, potential increase in life expectancy, engine block heater costs, non-productive labor costs, employee safety cost, environmental impacts.
  - Quicker response time to emergencies

Long Term Impacts

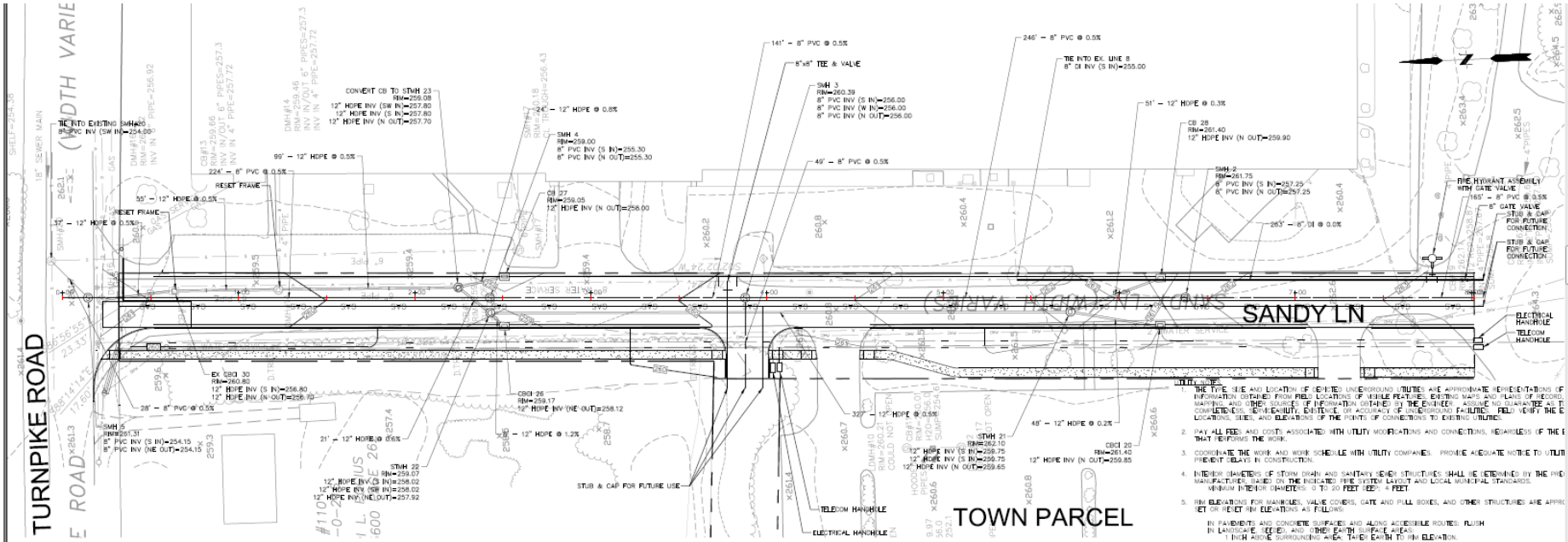
- Committee striving for a 50 year solution
- Consolidate DPW functions for efficiency
- 500 Ave A to become cold storage OR sold to become taxable commercial property
- Town Hall Annex (former police) can realize a higher and better use. Potential site for library or riverfront redevelopment

Financial Impacts

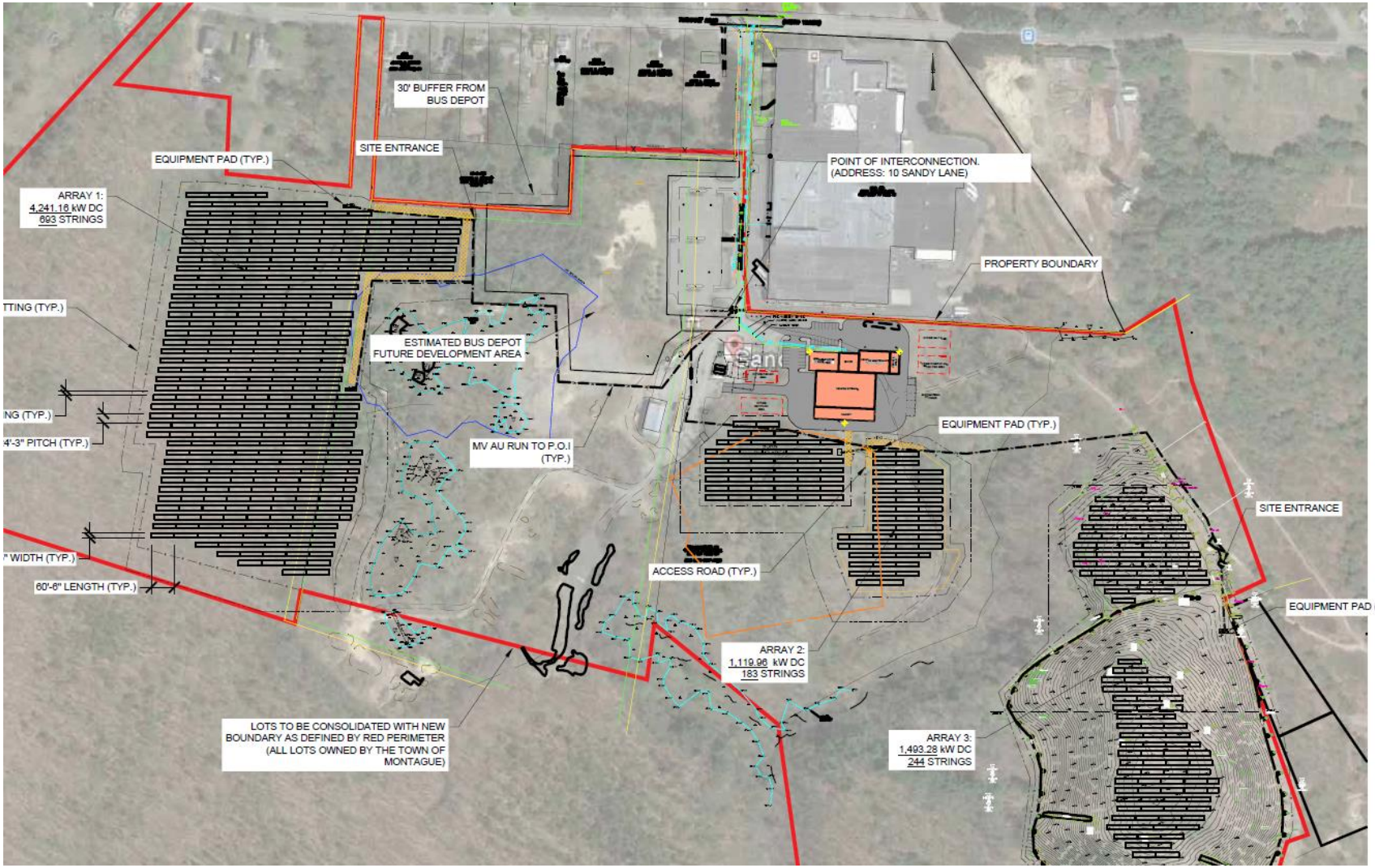
- Annual debt service= $815,000
- Assume 30 Year Bond
- Will cost average homeowner approximately $170 per year for a house valued at $200,000

Cost Impact Mitigation- Infrastructure

- Franklin Regional Transit Authority (FRTA) – FY18 plans to offset site development costs by installing water , sewer, underground electric, telecom, gas line, sidewalks, and repaving Sandy Lane.



Cost Impact Mitigation- Solar



25 year Solar Lease and Tax Agreement revenue can help offset 15-20% of project cost

Burn Dump/Post Closure use

- Proposed location is adjacent to a closed, but not capped 11 acre burn dump.
- (minor) post-closure use permit required for DPW project
- Town is exploring if the DPW can proceed independently from capping process.

Next Steps

- Continue to accept and incorporate public feedback
- Additional research directions
  - Burn Dump issue
  - 500 Avenue A re-use
  - Consider alternative building layout
- Finalize schematic site design
- Town Meeting Vote to authorize debt vote
- Town-wide Ballot Vote to authorize debt

Contact

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Phone: 413 863 3200 x 112

- Digital Tour of the DPW

https://vimeo.com/210800359

- Reports and Committee business

http://www.montague-ma.gov/Pages/MontagueMA_BComm/PWPlanComm/Index