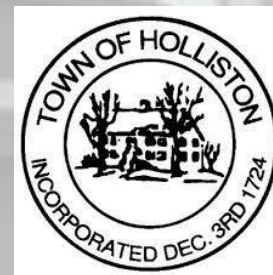




Article 21

DPW Facility – Design, Engineering and Construction Costs

May 15, 2023



ARTICLE 21 DPW Facility Design, Engineering and Construction Costs

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Why a New Facility is Needed

02

What is Proposed

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Benefits of a New Facility

04

Anticipated Costs

1. WHY A NEW FACILITY IS NEEDED

Building is Past its Useful Life

- More Than 70 Years Old- Requires Costly Upgrades and Repairs
- Located at Two Undersized Sites- Inefficient, No Room to Grow
- Undersized for Current and Future Operations
- Energy Inefficient- Large Carbon Footprint
- Facility Does Not Meet Current Codes:
 - Building
 - Accessibility
 - Environmental
 - Energy Conservation
 - OSHA

1. WHY A NEW FACILITY IS NEEDED

Buildings are Past Their Useful Life



1. WHY A NEW FACILITY IS NEEDED

Undersized for Current and Future Operations

- Town Population has Increased by 8,774 Since Facility Opened in the 1950's:
 - Increase in Number of Road Miles to Maintain
 - Increase in Department Responsibilities and Employees
 - Increase in Size and Number of Vehicles and Other Equipment
- Negative Operational Impacts:
 - Slow Response Times
 - Employee Safety
 - Shortened Vehicle and Equipment Life
 - Large Environmental Impacts

Holliston Town Population has Grown:

- 1960: 6,222
- 1970: 12,069
- 2020: 14,996 140% increase since 1960

2. WHAT IS PROPOSED- SITE

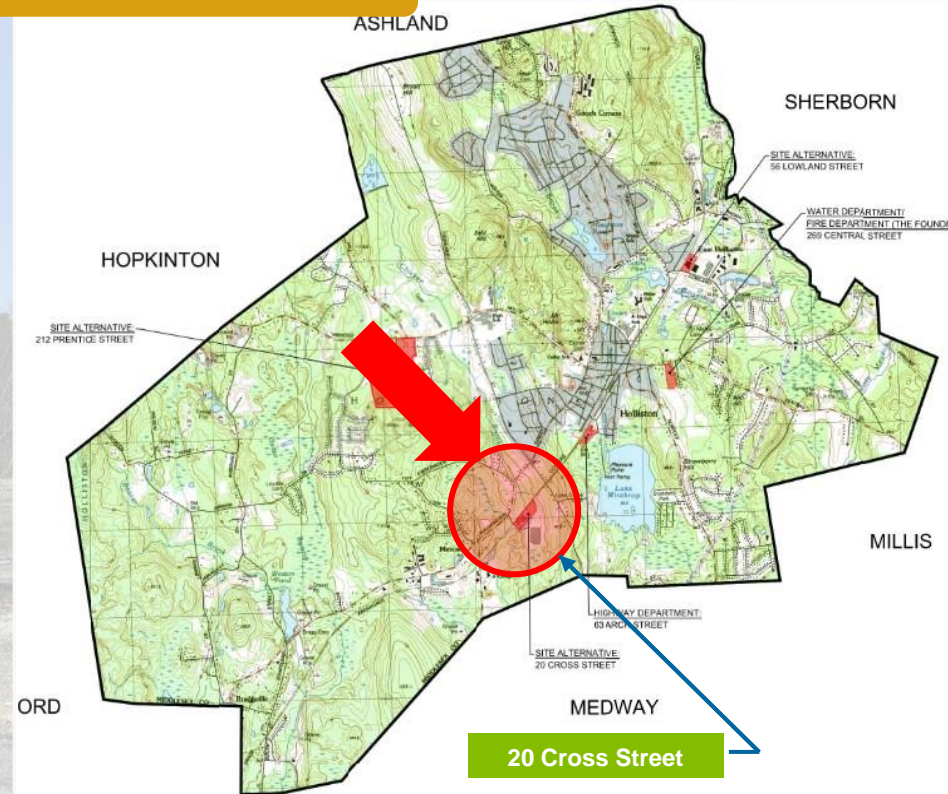
20 Cross Street Site- Former Axton-Cross Chemical Company

Challenges:

- Abandoned Former Hazardous Chemical Processing Facility
- Site Cleanup and Remediation Required
- Nearby Wetlands and Chicken Brook Resource Area

Benefits:

- Centrally Located- Improved response times
- Consolidation of Town's DPW Operations
- Clean/Remediate unused Brownfield Site
- Federal and State Grant Funding Opportunity
- Repurpose Existing On-Site Steel Building for Fire/EMS Substation



2. WHAT IS PROPOSED- SITE

20 Cross Street Site- Former Axton-Cross Chemical Company



Chicken Brook



Existing Steel Building for Reuse as Fire/EMS Substation



Former Axton-Cross Building 2006



Axton-Cross Remaining Building Foundations to be Removed



Adjacent Rail Trail



Registered DEP Site



8.6 Acre Axton-Cross Site Plan

2. WHAT IS PROPOSED- DPW FACILITY

New Facility at 20 Cross Street- Program and Conceptual Site Layout

45,150 SF Facility Includes 24,255 SF Vehicle Storage Garage

Space	Initial Needs	Revised Needs
Office/Office Support	4,956 SF	4,130 SF
Employee Facilities	4,900 SF	3,870 SF
Workshops	6,600 SF	5,435 SF
Vehicle Maintenance	6,634 SF	5,710 SF
Wash Bay	1,750 SF	1,750 SF
Vehicle and Equipment Storage	26,250 SF	24,255 SF
Subtotal:	51,150 SF	45,150 SF

12% Reduction



Conceptual Site Layout

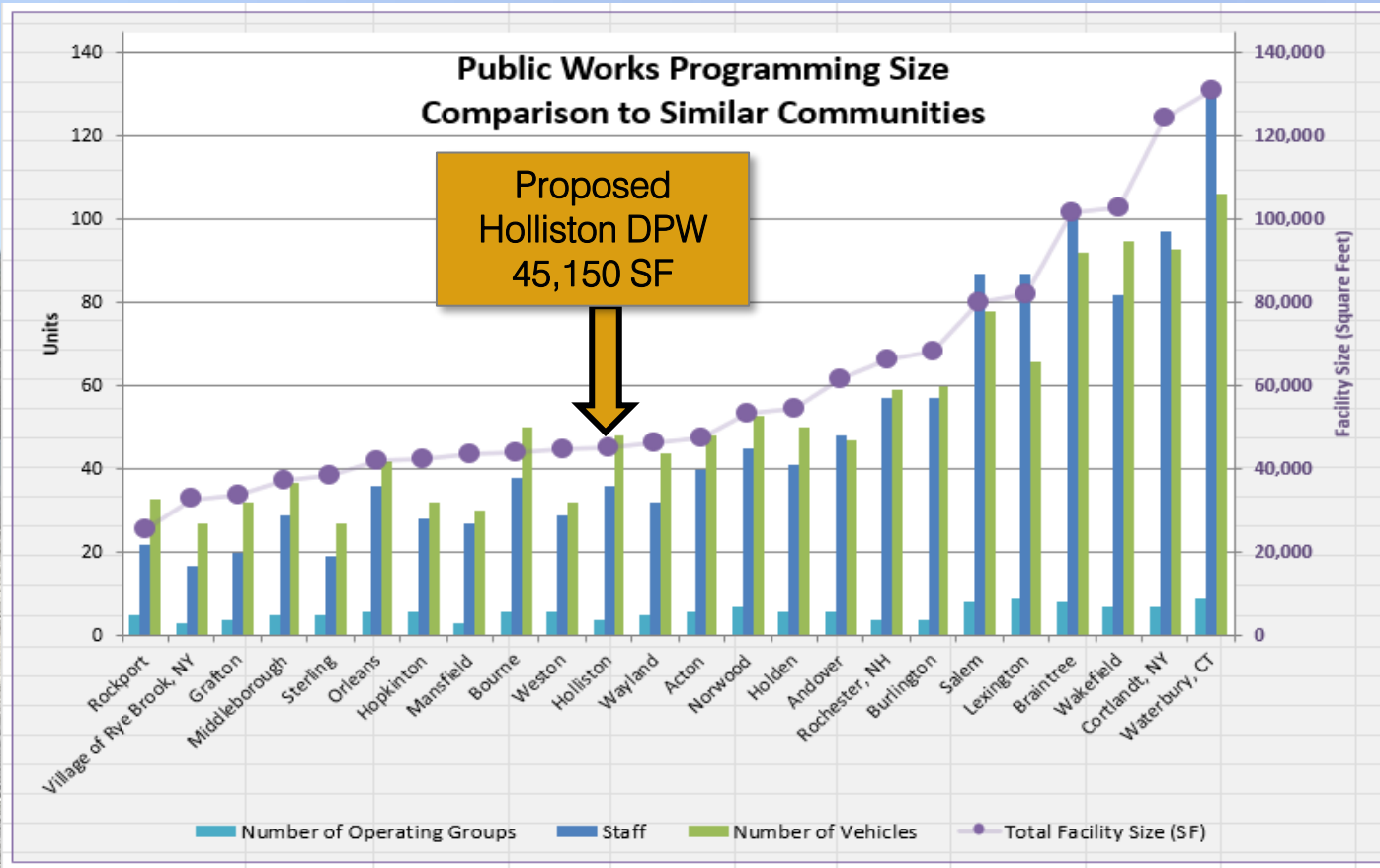
2. WHAT IS PROPOSED- DPW FACILITY

New Facility at 20 Cross Street



Conceptual Rendering of Generic DPW Facility

2. WHAT IS PROPOSED- DPW FACILITY



3. BENEFITS OF A NEW FACILITY

- **Employee Safety**
- **Contributes to Improved Employee Training and Morale**
- **Protection and Extended Service Life of High-Value Town Vehicle and Equipment Fleet**
- **Improved Public Service Response Times**
- **Compliance with Applicable Codes and Regulations**
- **Green Building Design and Energy Efficiency Initiatives Reduces Carbon Footprint and Fossil Fuel Usage**
- **Clean and Remediate Contaminated, Abandoned and Unused Brownfield Site**
- **Centrally located Fire and Emergency EMS Substation Increasing Emergency Response Times**
- **Increased Number of Improved Parking Spots for Adjacent Rail Trail**
- **Decommission Two Existing DPW Sites for Future Public/Private Development**

3. BENEFITS OF A NEW FACILITY



Clean, Modern Employee Facilities



Safe and Efficient Operations



Environmentally Compliant Salt Storage



Ample Storage- Protects and Extends Life of Town Assets

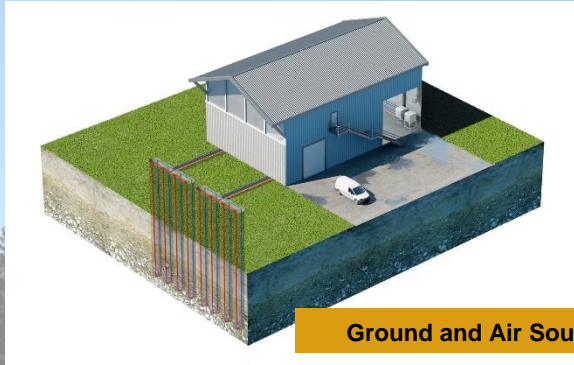


Town- Wide Fueling Facility

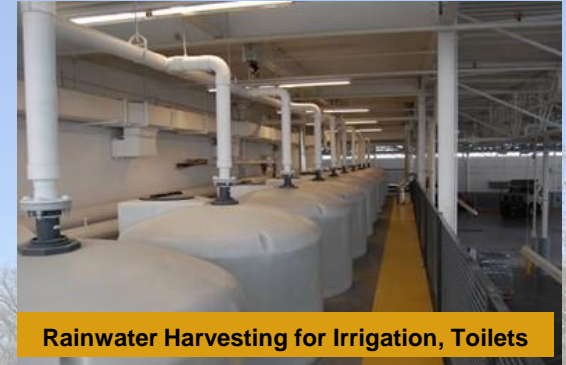
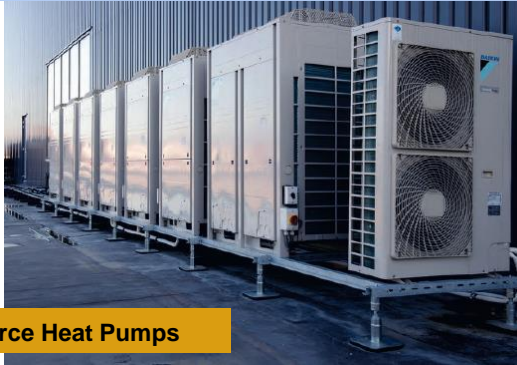


Building and Site Compliance

3. BENEFITS OF A NEW FACILITY- POTENTIAL SUSTAINABILITY OPTIONS



Ground and Air Source Heat Pumps



Rainwater Harvesting for Irrigation, Toilets



Natural Daylighting



Planned for Future Fleet Electrification

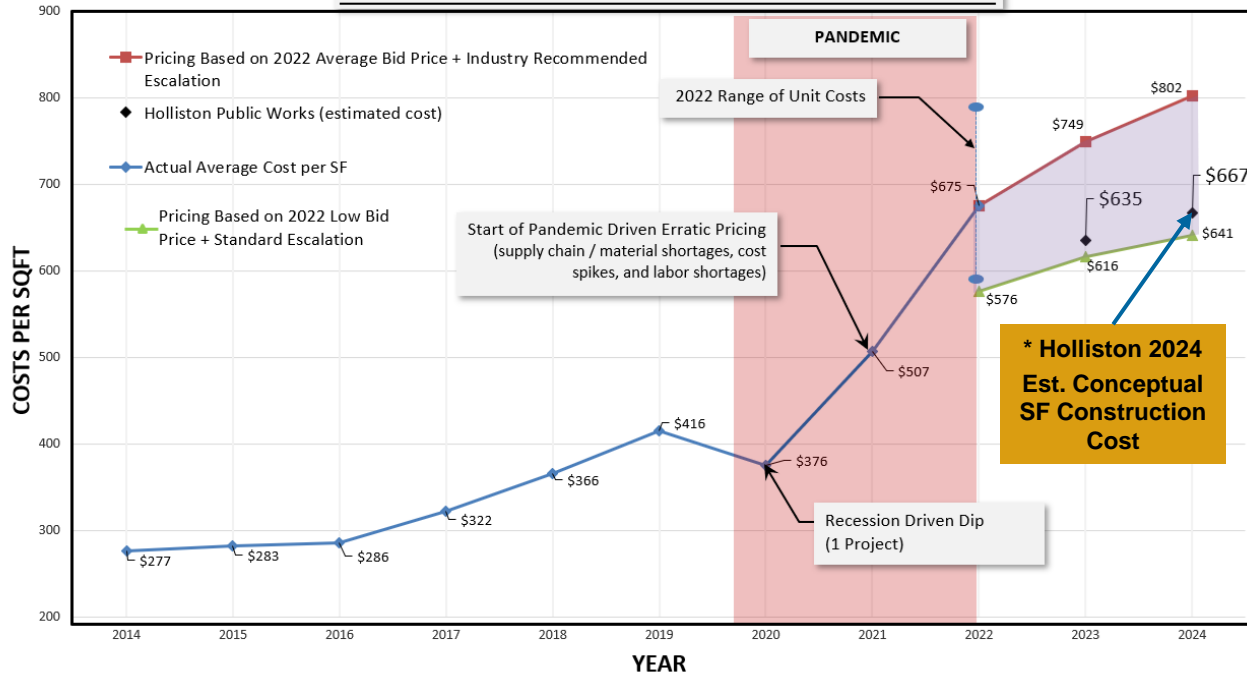


Solar Ready Roof

4. ANTICIPATED COSTS

SF Construction Costs for Similar DPW Facilities

MUNICIPAL FACILITY HISTORIC AVERAGE CONSTRUCTION COSTS



HOLLISTON DPW ESTIMATED COSTS BASED ON HISTORIC DPW COST DATA

2024 Construction Cost = \$667 / SF

- *1. Cost needs to be reevaluated based on new Energy Code Requirements
- 2. Does not currently include cost of Site Remediation and Decommissioning of Arch Street and Central Street Locations