

Town of Holliston DPW Facility Feasibility Study



Select Board Update Presentation
April 04, 2022

Town of Holliston

DPW Facility Feasibility Study

Agenda |

- Public Works Responsibilities
- Why does the Town need a new facility
- Site Selection Process
- Concepts & order of magnitude costs
- What are the benefits of a new / improved facility
- Questions / comments

Town of Holliston
DPW Facility Feasibility Study

Public Works Responsibilities

Town of Holliston

DPW Facility Feasibility Study

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

- Repair & Maintenance of Town roads
 - Approx. 105 miles of roadway
- Maintenance of more than 200 culverts
- Street sweeping
- Catch basin repairs & cleaning
- Town tree maintenance
- Roadside mowing
- Sign repair & installation
- Leaf cleanup
- Ball field maintenance & line striping
 - Baseball, javelin, lacrosse, field hockey, etc.
- Maintenance of all Town properties and grounds
 - 3 schools, 8 municipal buildings, 11 ball fields, 5 parks, 6 memorials, 5 cemeteries, Blair Square, Gooches Corner
- Maintenance of 2 water treatment plants (3rd under construction)
- 100 miles of water mains
- 800 hydrants
- Over 7,000 service connections
- Maintenance of 5 water storage tanks and 5 well locations (for delivery of over 1.1M gallons of water per day)

Town of Holliston

DPW Facility Feasibility Study

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
- Flooding
- Removal of road hazards
- Oil spills / accidents
- Emergency road repairs
- Emergency response / consequence management
- The support of other emergency departments



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Public Works agencies are considered First Responder and the facilities must support this important role:



Public Works
THE FIRST RESPONDERS WHO ARE THERE
UNTIL THE EMERGENCY IS OVER

“Since the Fall of 2009 DPW’s have been classified as first responders under U.S. Department of Homeland Security’s (DHS) Emergency Services Sector Coordinating Council’s Sector Specific Plan”

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What does the DPW do for the Community



**APWA adopts national Public Works
First Responder symbol**

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Why Does the Town Need a New Facility?

Town of Holliston

DPW Facility Feasibility Study

Why does the Town need a new DPW facility?

- The existing facilities have exceeded their useful life
- Responsibilities have increased significantly over the years, but the facilities have not
- The facilities no longer serve the needs of the DPW/Town
- Facilities do not meet current codes
- Efficiency of operations and employee safety are negatively impacted



Town of Holliston DPW Facility Feasibility Study

Why does the Town need a new Public Works facility?



Buildings have exceeded their useful life

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Employee Support Spaces



Inadequate basic employee support spaces

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Employee Support Spaces

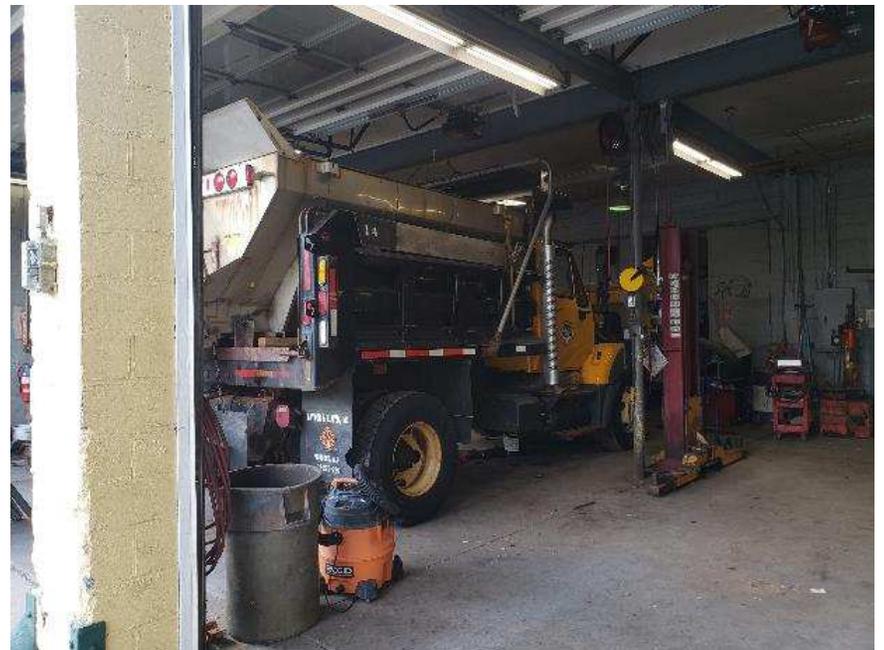
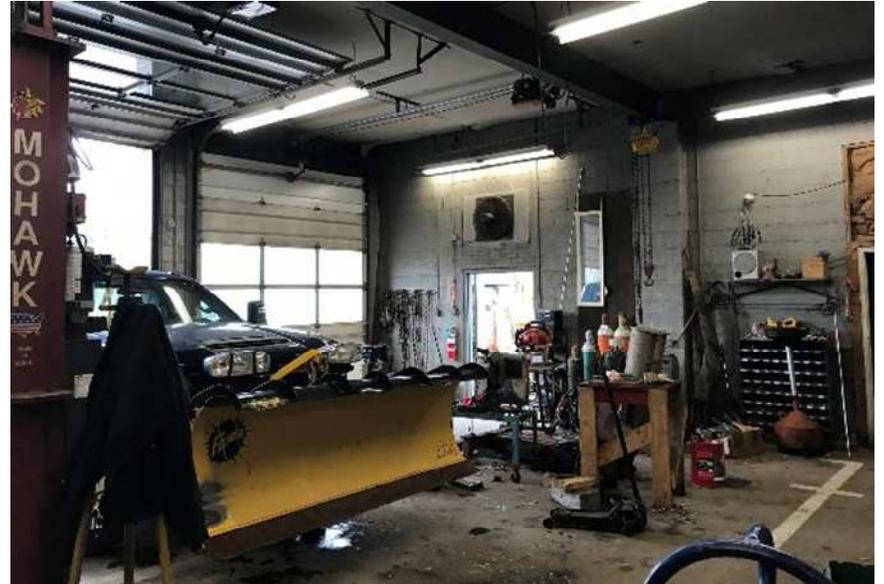


Inadequate basic employee support spaces – Muster / Training / Storm Event Room

Town of Holliston DPW Facility Feasibility Study

Vehicle Maintenance Area

- Does not meet acceptable industry and safety standards
- Poor ventilation - antiquated mechanical system
- Poor lighting
- Non code compliant shop clearances



Maintenance bays and support space are undersized to safely and efficiently maintain vehicles and equipment

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Vehicle Maintenance Area

- Does not meet acceptable industry and safety standards
- Poor ventilation - antiquated mechanical system
- Poor lighting
- Non code compliant shop clearances



Inadequate height to raise a dump body inside for maintenance

Town of Holliston DPW Facility Feasibility Study

Unprotected vehicle/equipment storage due to undersized facility

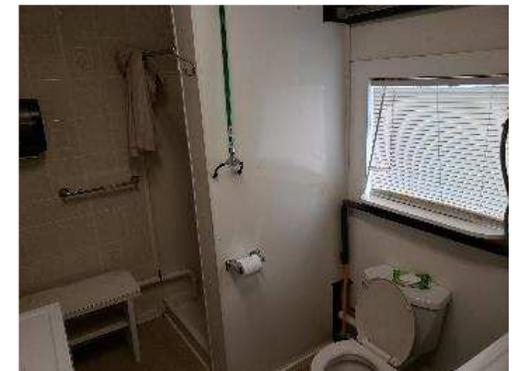


Inadequate storage results in a portion of the multi-million dollar fleet and equipment being stored outdoors

Town of Holliston DPW Facility Feasibility Study

Summary of Deficiencies

- The existing facilities have exceeded their useful life with no significant improvements
- Existing buildings do not comply with today's Building Code
 - No sprinkler system
 - Inadequate egress
 - Not ADA accessible
 - No fire separation
- Locker/Shower/Toilet facilities do not meet current Plumbing Code
- Building does not meet current Mechanical Code
- 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



Town of Holliston
DPW Facility Feasibility Study

What is Proposed?

Town of Holliston
DPW Facility Feasibility Study

Programming Results

<u>Space Needs Assessment</u>	<u>Initial Needs</u>	<u>Rev 1</u>
• Office / Office Support	4,956 SF	4,130 SF
• Employee Facilities	4,900 SF	3,870 SF
• Workshops	6,660 SF	5,435 SF
• Vehicle Maintenance	6,634 SF	5,710 SF
• Wash Bay	1,750 SF	1,750 SF
• Vehicle & Equipment Storage	26,250 SF	24,255 SF
Subtotal:	51,150 SF	45,150 SF

**Revised program
represents a 12%
reduction**

Town of Holliston DPW Facility Feasibility Study

Community Comparison

Date	Town	Population	Size of Town (Sq. Miles)	Miles of Road	Metrics which should be used when comparing facilities			Proposed Building Size (SF)	Canopy Size (SF)	Total Facility Size (SF)
					Number of Operating Groups	Staff	Number of Vehicles Stored in Facility			
2015	Town of Boylston	4,355	16.0	55	2	7	17	13,926	0	13,926
2012	Town of Charlton	13,000	43.8	127	2	12	19	17,312	2,400	19,712
2018	Town of Rockport	6,952	17.5	33	5	22	26	19,341	5,020	24,361
2005	Town of Chatham	6,100	24.4	66	4	25	26	28,771	1,500	30,271
2018	Town of Upton	7,773	21.7	80	5	16	22	31,950	0	31,950
2018	Village of Rye Brook NY	9,589	3.5	30	3	14	27	32,883	0	32,883
2018	Town of Grafton	17,800	23.3	84	3	12	24	33,710	0	33,710
2017	Town of Orleans	5,900	22.7	51	8	36	33	42,278	0	42,278
2017	Town of Hopkinton	14,900	28.2	106	5	28	32	42,410	0	42,410
2018	Town of Oxford	13,980	27.5	90	5	26	28	42,701	0	42,701
2015	Town of Bourne	19,800	52.9	200	5	38	39	39,040	5,100	44,140
2017	Town of Mansfield	23,200	20.7	113	3	18	33	36,300	8,000	44,300
2011	Town of Weston	11,300	17.3	88	6	29	32	41,846	3,024	44,870
2015	Town of Wayland	13,000	15.9	96	5	32	44	39,869	6,652	46,521
2019	Town of Yarmouth	23,339	28.2	240	4	31	49	43,400	4,100	47,500
2018	Town of Holden	28,600	10.6	110	6	41	35	43,412	7,459	50,871
2017	Town of Longmeadow	15,800	9.7	98	7	40	38	44,858	6,671	51,529
2015	Town of Norwood	28,600	10.6	110	5	45	53	53,870	0	53,870
2018	Town of Andover	35,490	32.1	186	6	48	47	60,000	8,400	68,400
2008	Town of Lexington	31,400	16.5	117	9	87	66	78,000	4,000	82,000
2024	Town of Holliston	14,950	19.0	105	4*	36	33	45,150	0	45,150

The proposed Holliston DPW facility is in-line with similar communities based on operating groups, staff, and number of vehicles

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Site Selection Process

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ASHLAND

SHERBORN

HOPKINTON

SITE ALTERNATIVE
212 PRENTICE STREET

WATER DEPARTMENT/
FIRE DEPARTMENT (THE FOUNDRY STATION)
260 CENTRAL STREET

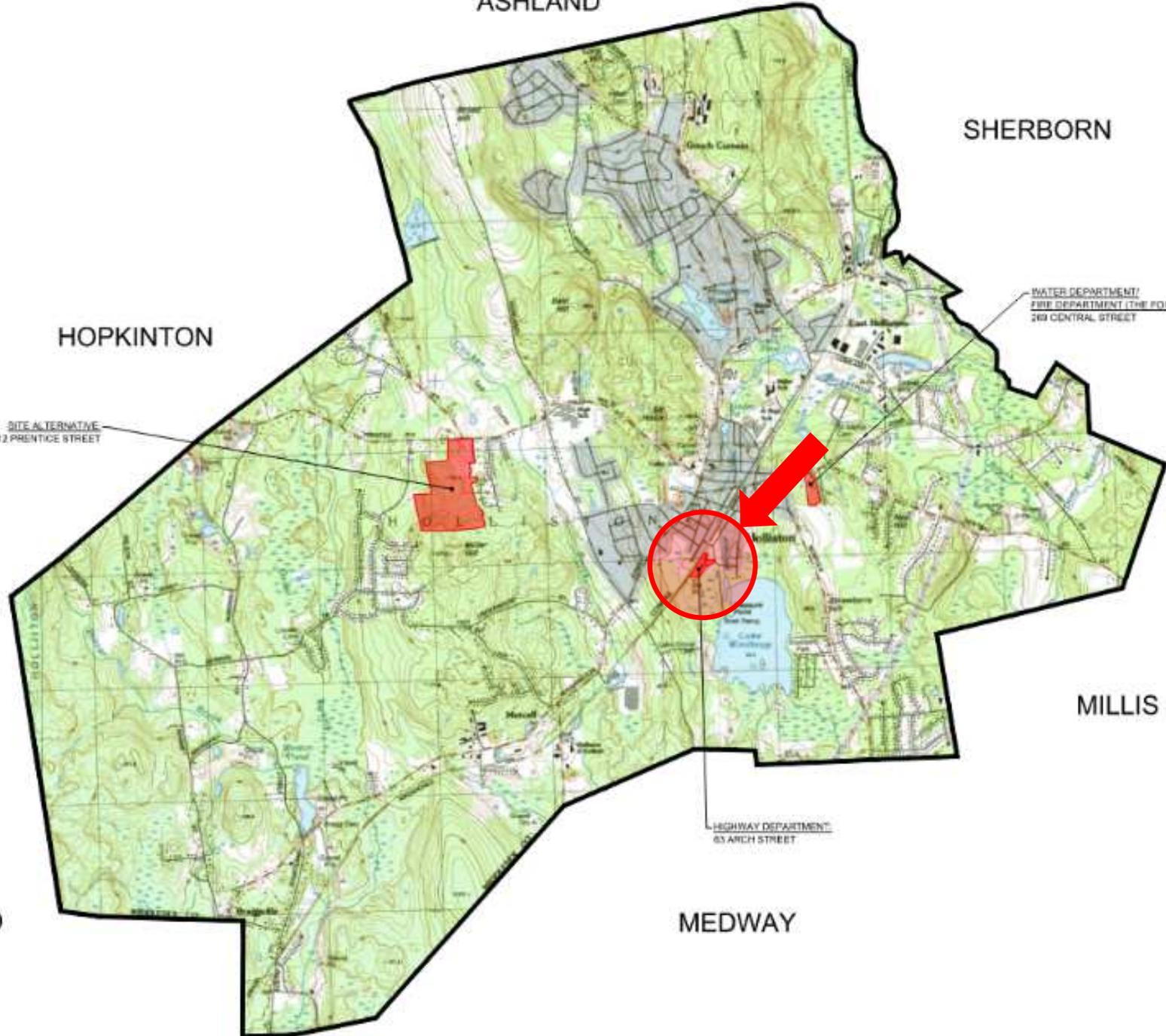


MILLIS

HIGHWAY DEPARTMENT
63 ARCH STREET

MILFORD

MEDWAY



Town of Holliston

63 Arch Street

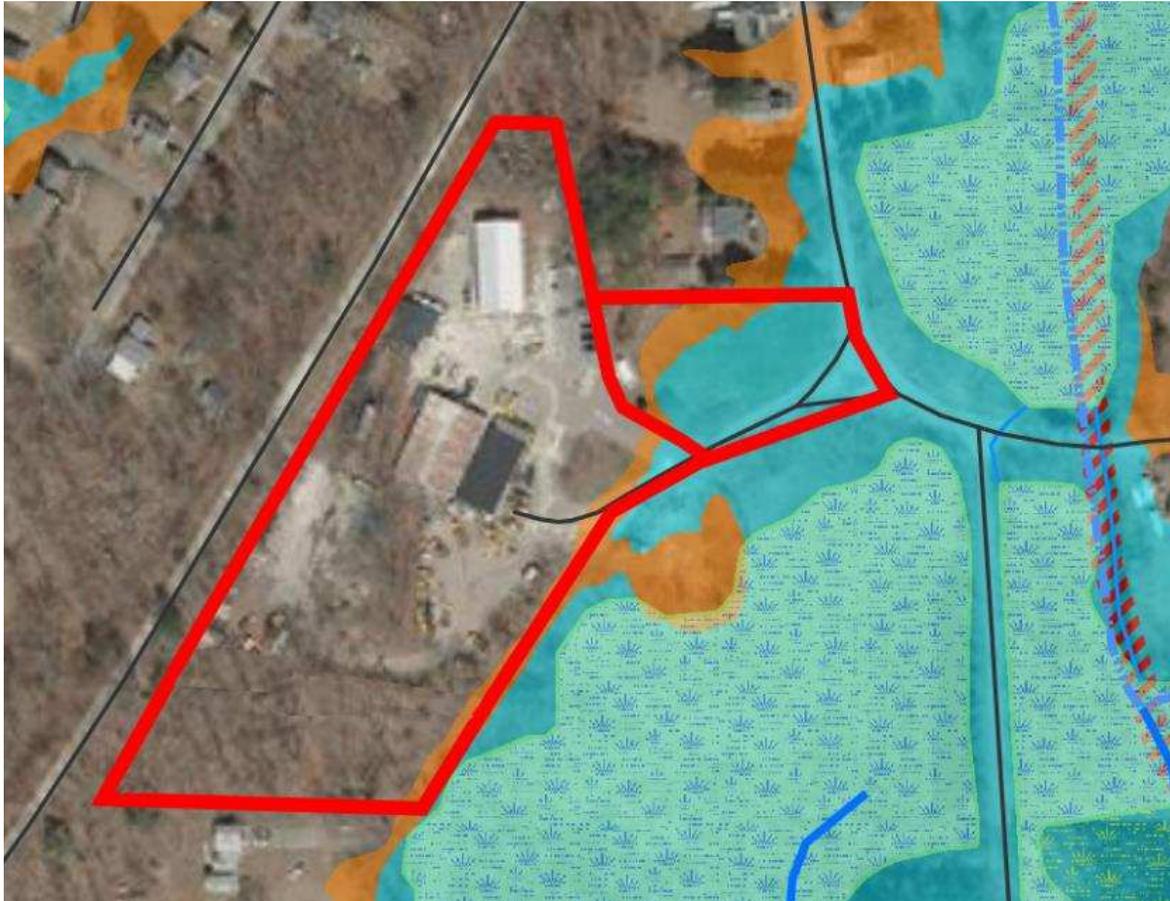
- Existing Highway Site
- 2 lots @ 3.75 acres



SUMMARY OF EXISTING HIGHWAY PROGRAM / SITE AMENITIES:	
	BULK MATERIAL STORAGE
	CONTAINER STORAGE: +/- 1,120 SF
	PARKING AREA
	SALT SHED: +/- 3,900 SF
	SAND & SALT SHED: +/- 1,375 SF
	VEHICLE STORAGE: +/- 5,100 SF
	HIGHWAY ADMIN & VEHICLE MAINTENANCE: +/- 3,850 SF
	SANDER BODY RACK: +/- 1,050 SF

Town of Holliston DPW Facility Feasibility Study

63 Arch Street



Legend

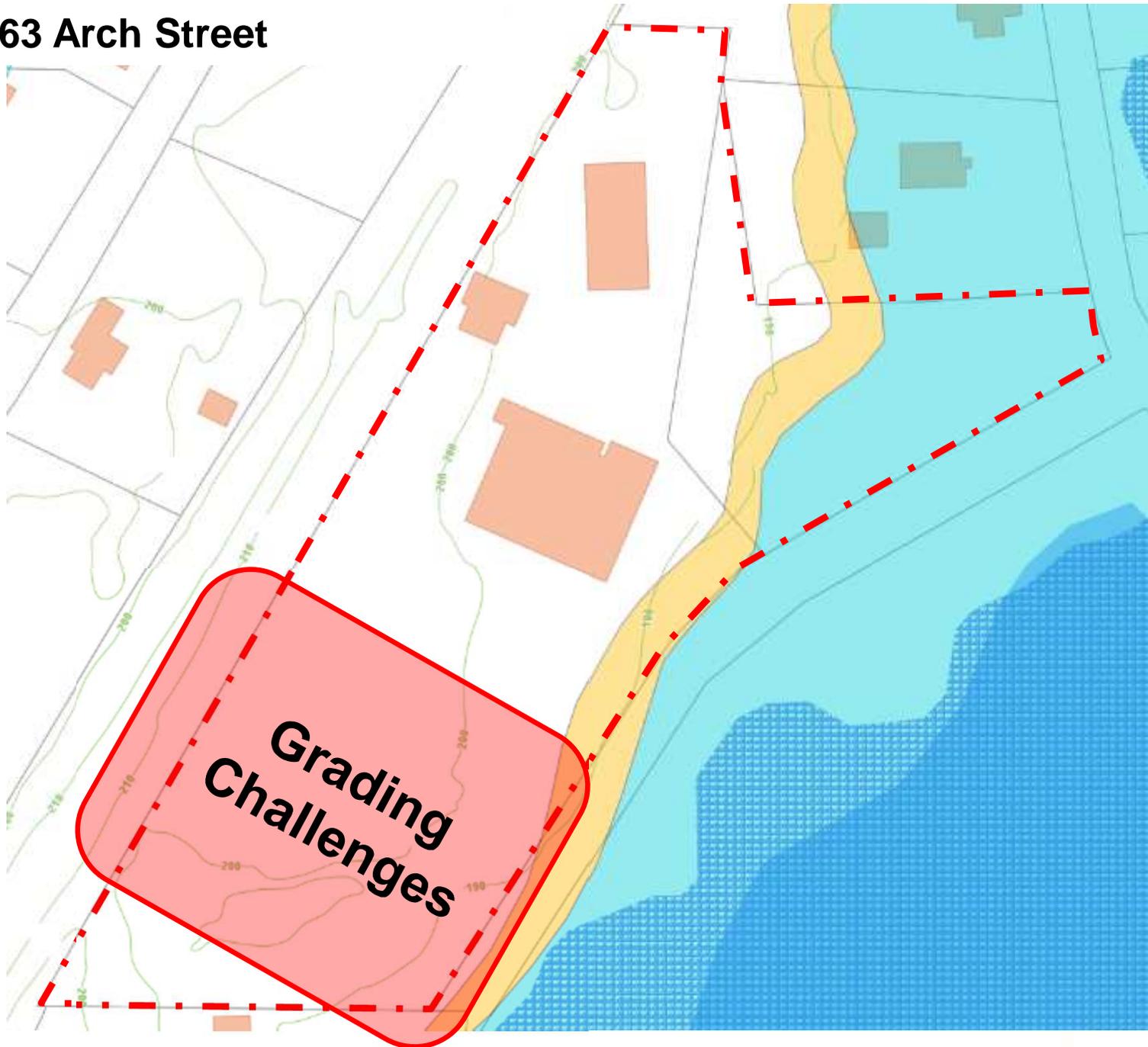
-  Work Area
-  Hydrologic Connection
-  Perennial Stream
-  Intermittent Stream
-  Wooded marsh

FEMA National Flood Hazard Layer Flood Zone Designations

-  AE: 1% Annual Chance of Flooding, with BFE
-  AE: Regulatory Floodway
-  X: 0.2% Annual Chance of Flooding

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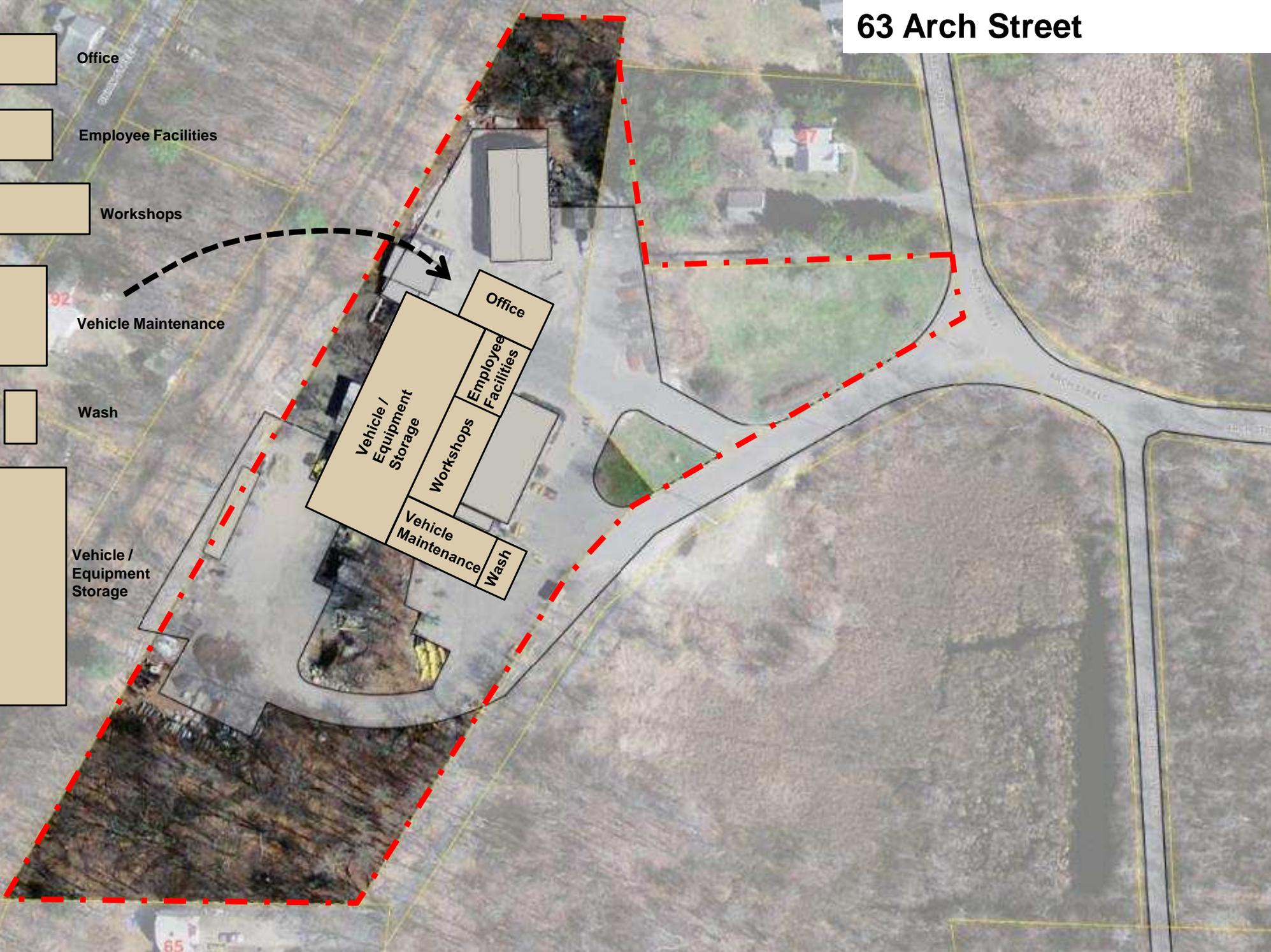
63 Arch Street



Town of Holliston

63 Arch Street

- Office
- Employee Facilities
- Workshops
- Vehicle Maintenance
- Wash
- Vehicle / Equipment Storage



Town of Holliston DPW Facility Feasibility Study

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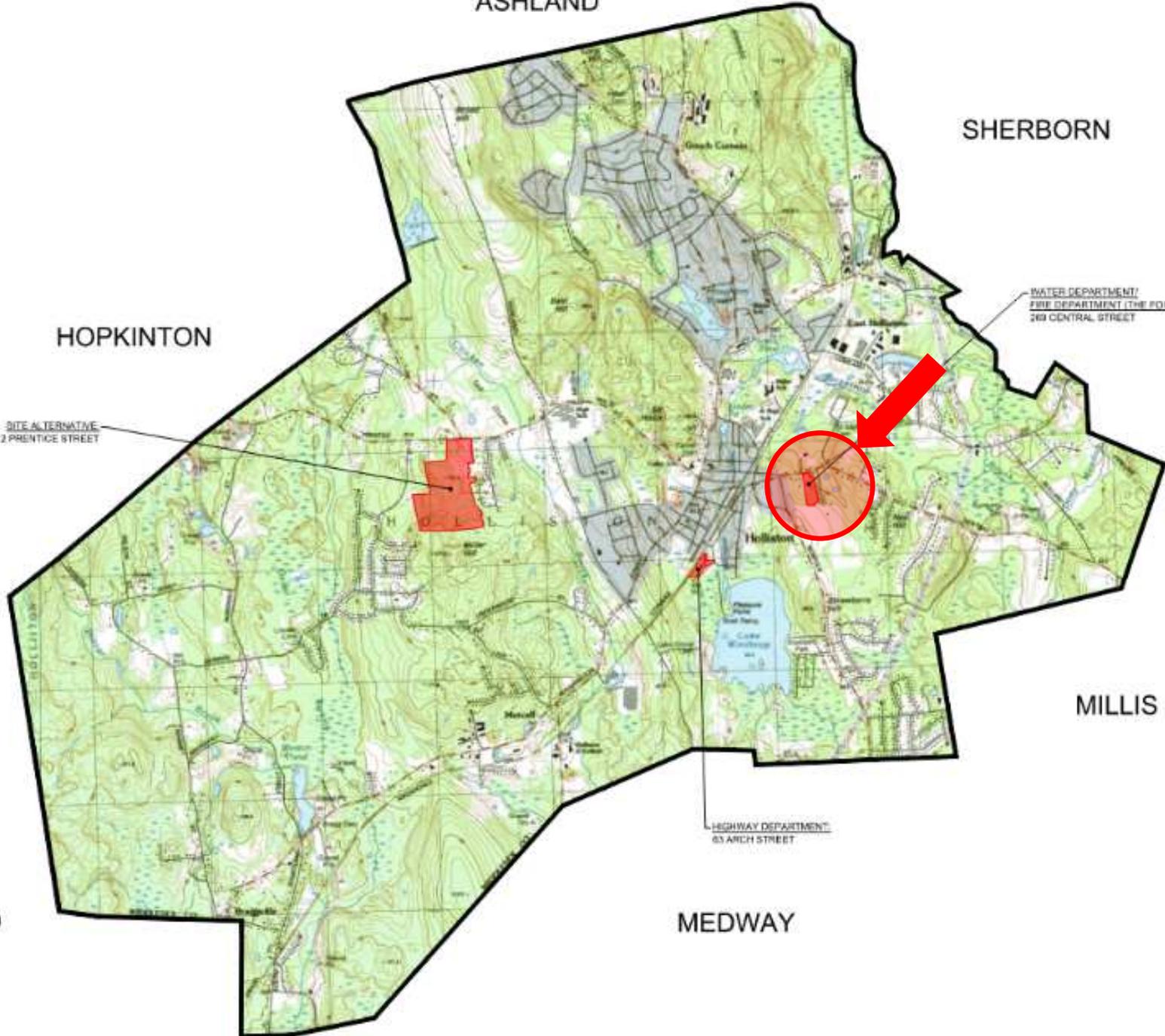


MILLIS

HIGHWAY DEPARTMENT
63 ARCH STREET

MILFORD

MEDWAY



Town of Holliston

269 Central Street

- Existing Water Dept / Fire Dept Substation
- 6.13 acres



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269 Central Street

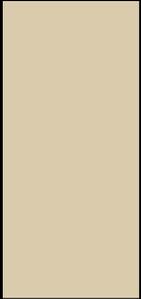


Legend

-  Work Area
-  Hydrologic Connection
-  Perennial Stream
-  Intermittent Stream
-  Marsh/Bog
-  Wooded marsh

Town of Holliston

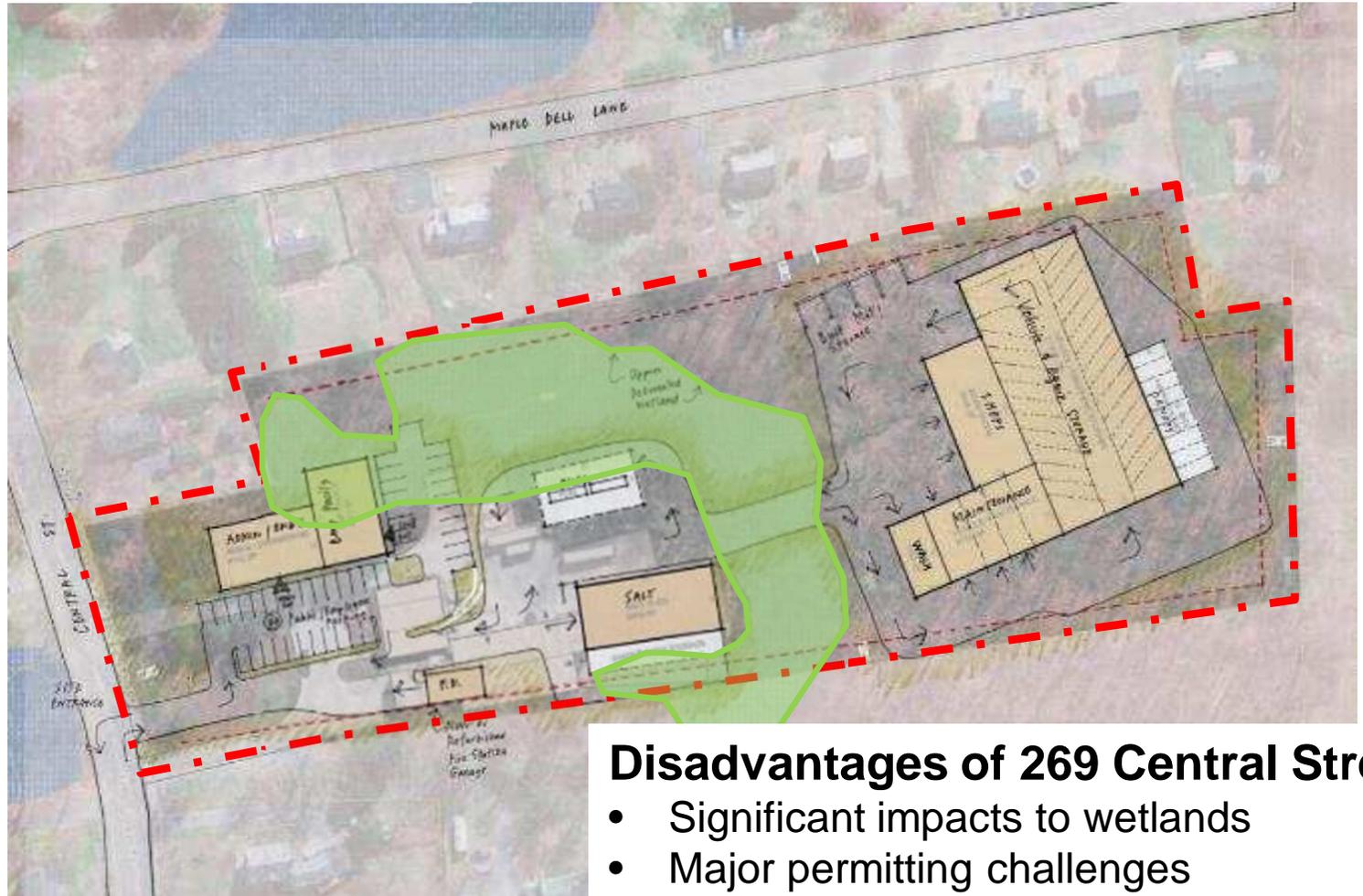
269 Central Street

-  Office
-  Employee Facilities
-  Workshops
-  Vehicle Maintenance
-  Wash
-  Vehicle / Equipment Storage



Town of Holliston DPW Facility Feasibility Study

269 Central Street



Disadvantages of 269 Central Street

- Significant impacts to wetlands
- Major permitting challenges
- Fragmented operations on site resulting in workforce inefficiencies
- Constricted vehicular site circulation
- Proximity to abutters
- No room for future expansion

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ASHLAND

SHERBORN

HOPKINTON

SITE ALTERNATIVE
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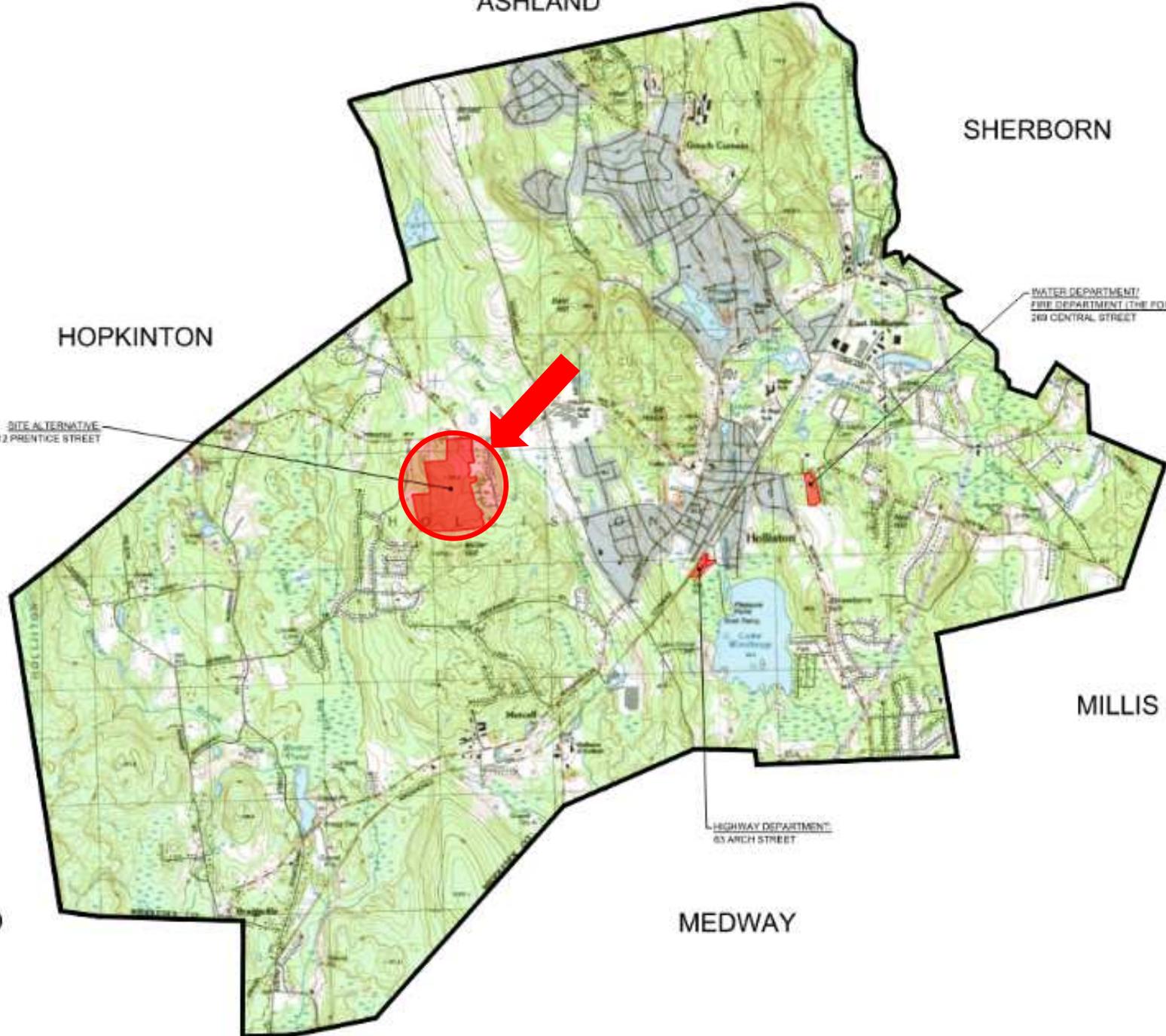
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Town of Holliston

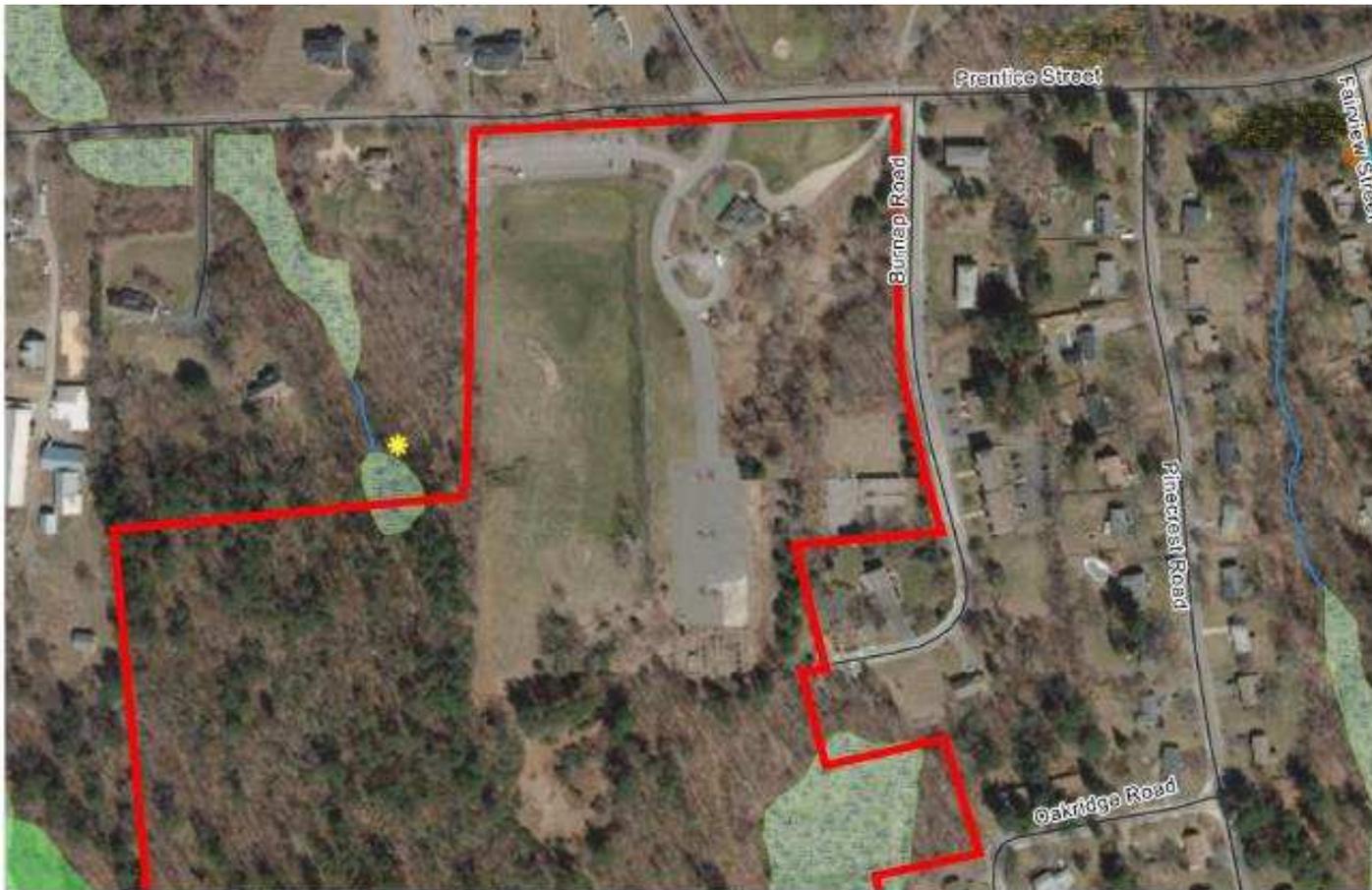
212 Prentice Street

- Town owned vacant parcel adjacent to Pinecrest golf course
- 76 acres



Town of Holliston DPW Facility Feasibility Study

212 Prentice Street



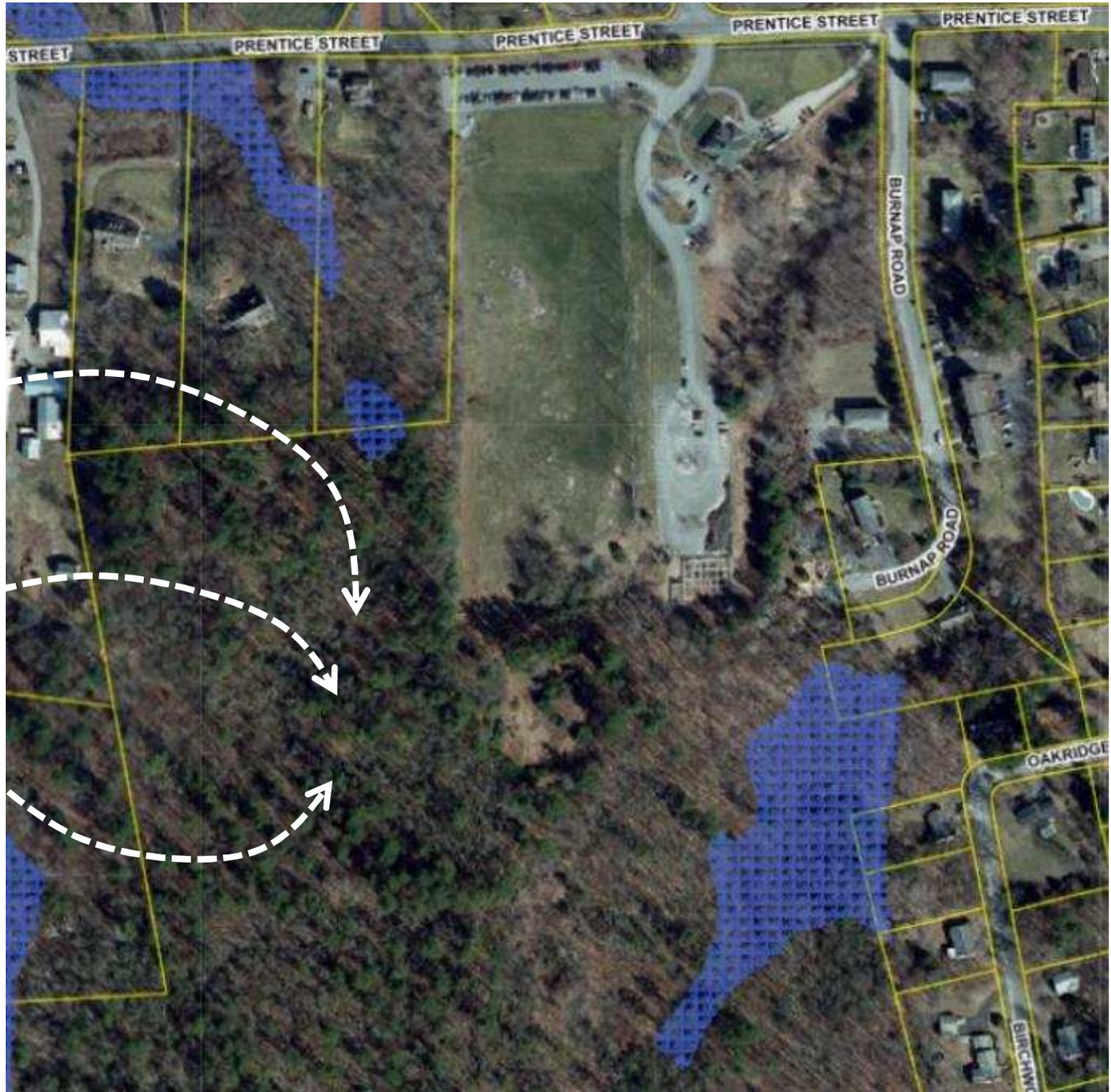
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Town of Holliston

212 Prentice Street

-  Office
-  Employee Facilities
-  Workshops
-  Vehicle Maintenance
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-  Vehicle / Equipment Storage



Town of Holliston

212 Prentice Street

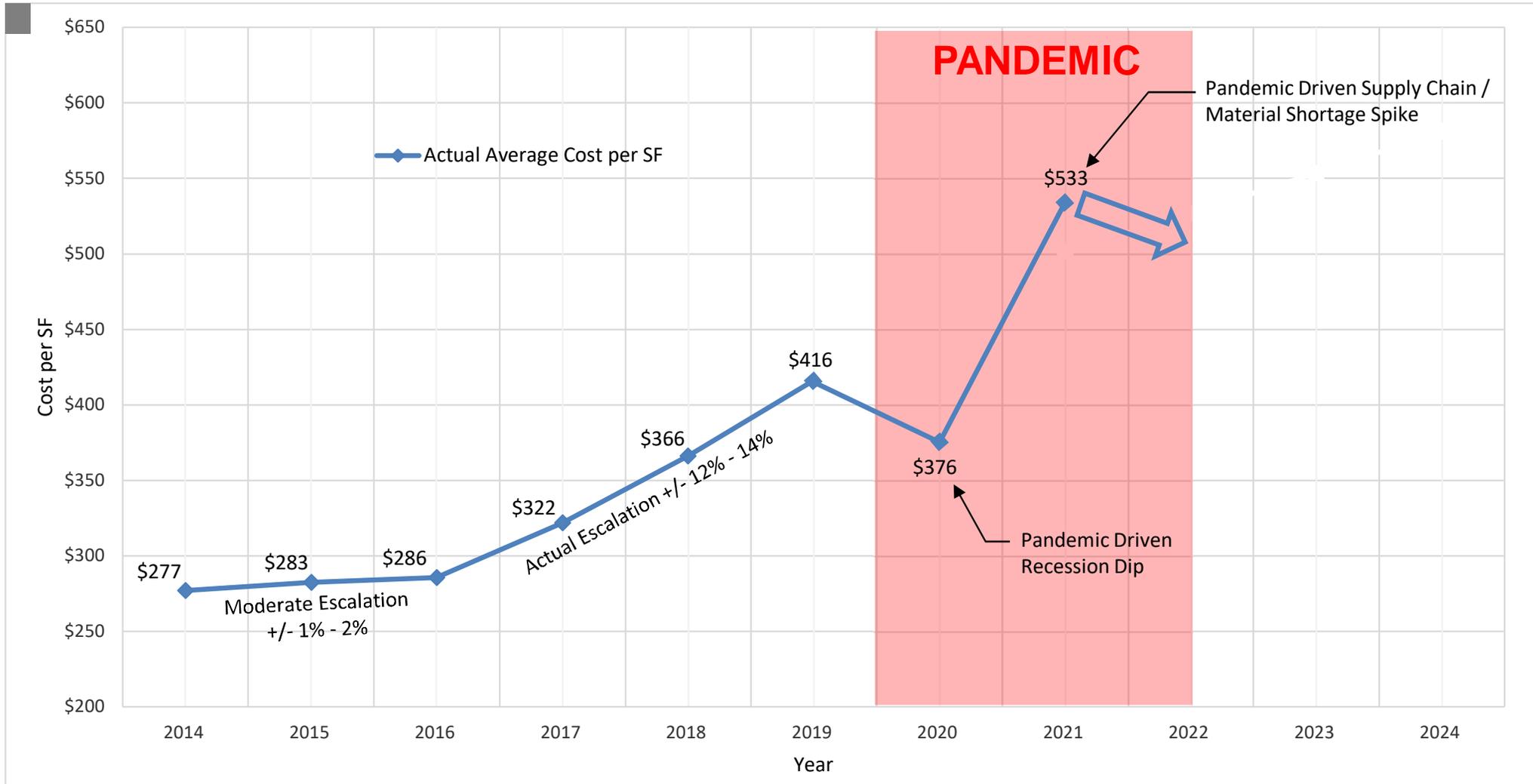


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Anticipated Costs

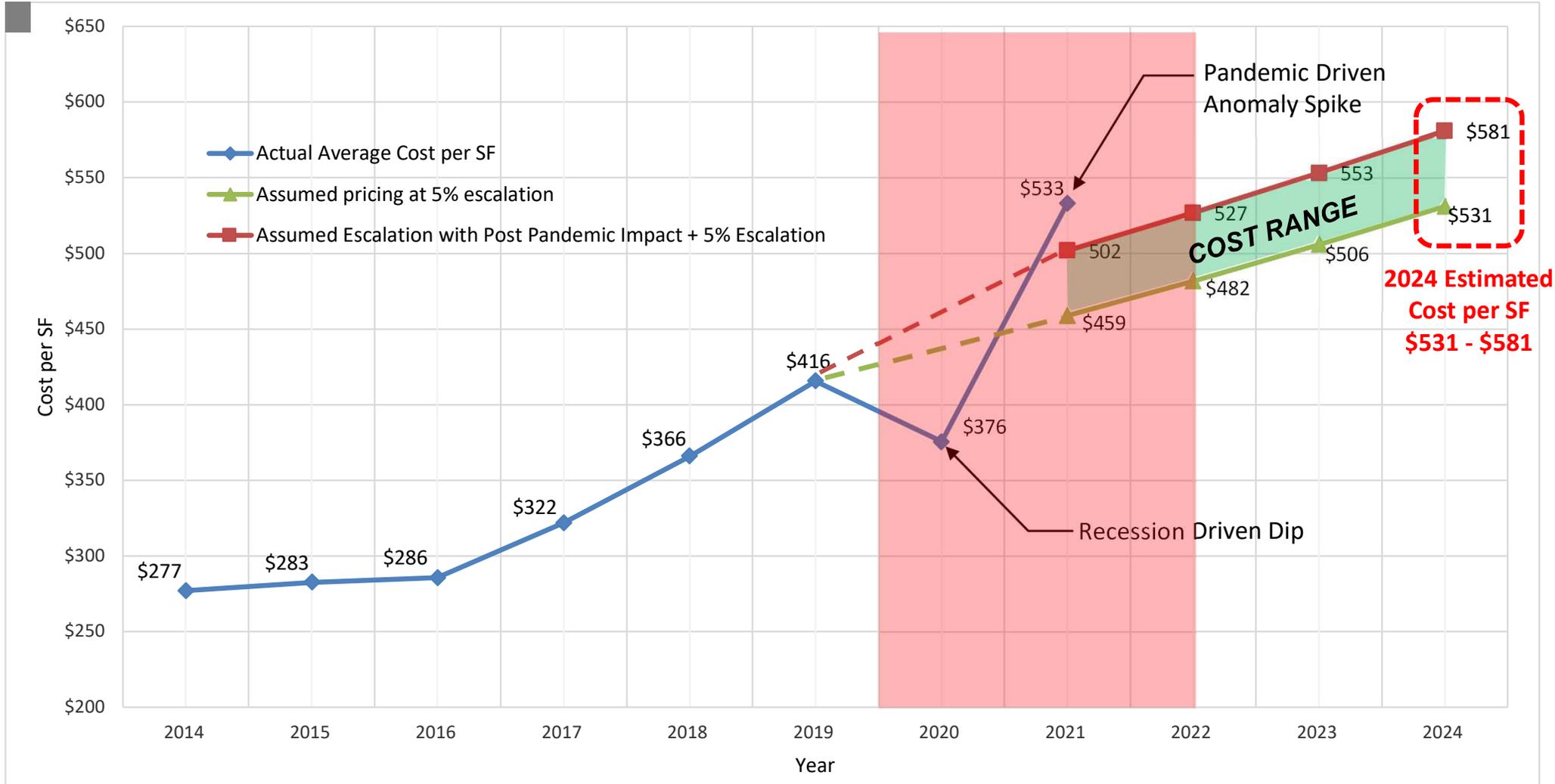
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Historic DPW Pricing (based on actual bid prices)



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Project Costs



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HOLLISTON DPW ESTIMATED 2024 COSTS, BASED ON HISTORIC DPW COST DATA

- Holliston DPW Facility (low end range)
 - Construction Cost: 45,150 SF @ \$531 / SF = \$23,900,000
 - Soft Costs: 25% of 23,900,000 = \$6,000,000 *
 - Total Project Cost: \$29,900,000

- Holliston DPW Facility (high end range)
 - Construction Cost: 45,150 SF @ \$581 / SF = \$26,200,000
 - Soft Costs: 25% of 21,100,000 = \$6,500,000 *
 - Total Project Cost: \$32,700,000

TOTAL PROJECT COST RANGE: \$29.9 Million - \$32.7 Million

*** Note: Soft costs listed above include professional services for decommissioning existing sites**

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Benefits of an Improved / Code Compliant Facility

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What are the benefits?

What will an improved / code compliant facility do for the DPW and the community.....

- Code and OSHA compliant and safe work environment for Town employees
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient workspace and response times to better serve the public
- New stormwater management system improving overall water quality of stormwater discharge
- Eliminates the need to invest money (band-aids) in the existing substandard facility
- Replaces a facility long past its useful life before it becomes a mandated emergency replacement



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Thank You