

Town of Holliston DPW Facility Feasibility Study



Select Board Update Presentation
June 27, 2022

Town of Holliston

DPW Facility Feasibility Study

Agenda |

- Recap from last meeting
 - Public Works Responsibilities
 - Why does the Town need a new facility
- Update on Site Selection Process
- Review concepts & order of magnitude costs
- What are the benefits of a new / improved facility
- Questions / comments

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Public Works Responsibilities

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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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Why Does the Town Need a New Facility?

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Summary of Deficiencies

- Existing facilities have exceeded their useful life
- Existing buildings do not comply with today's Building Code
- Facilities do not meet current Plumbing Code
- Building does not meet current Mechanical Code
- Operational inefficiencies & safety concerns due to space constraints



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Why does the Town need a new Public Works facility?



Buildings have exceeded their useful life

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What is Proposed?

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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**

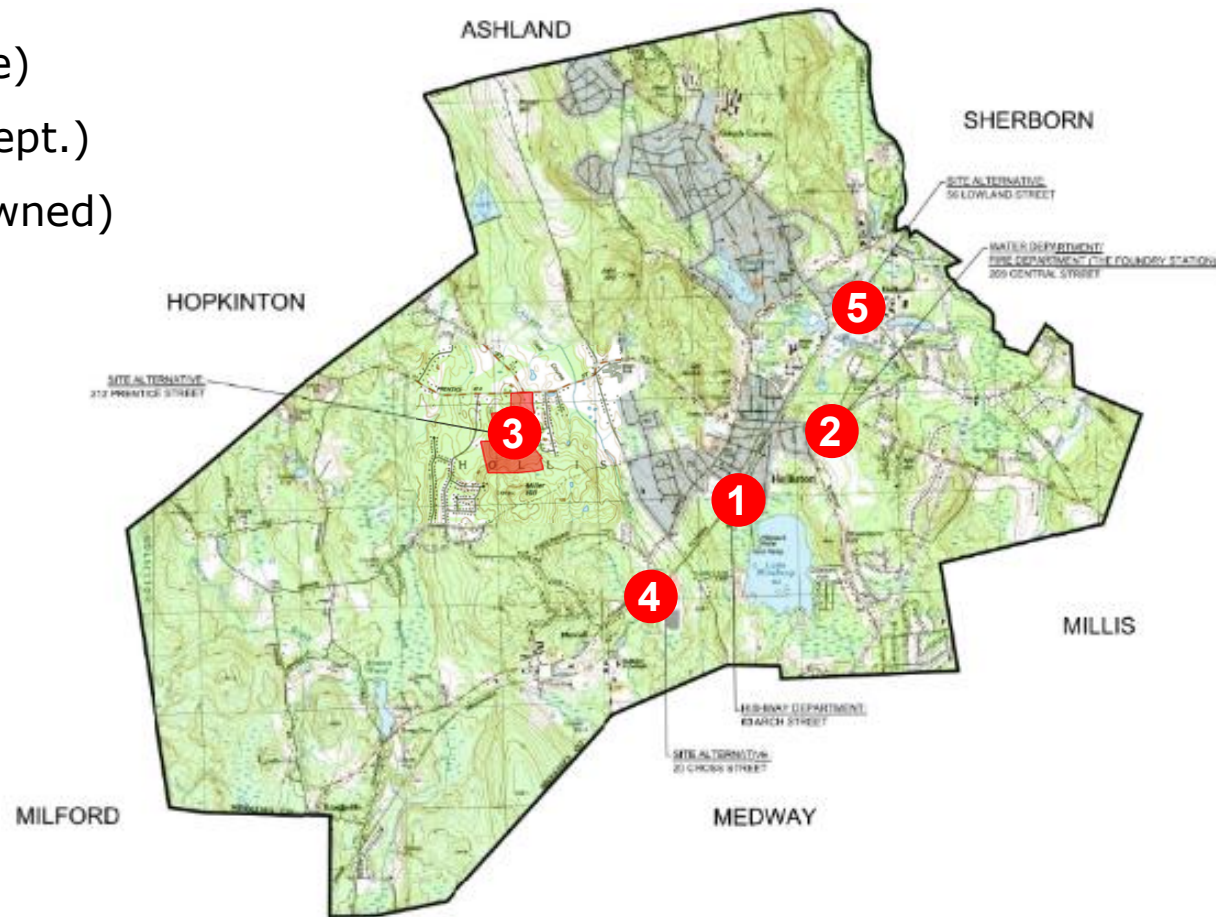
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Site Selection Process

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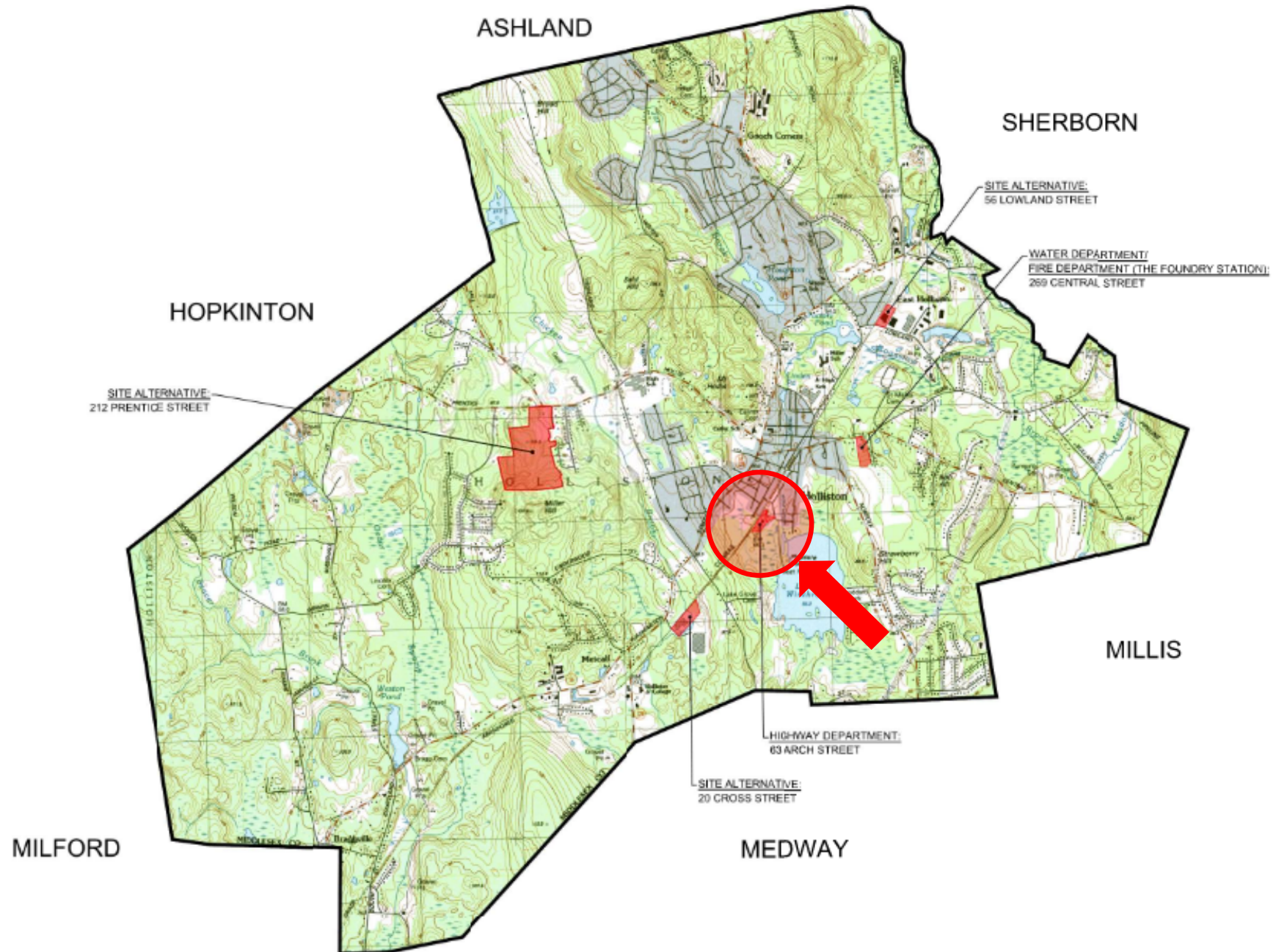
Site Selection Process

- Initial Sites
 - Site 1** – 63 Arch Street (Highway Site)
 - Site 2** – 269 Central Street (Water Dept.)
 - Site 3** – 212 Prentice Street (Town owned)
- Additional Sites (Privately Owned)
 - Site 4** – 20 Cross Street
 - Site 5** – 56 Lowland Street



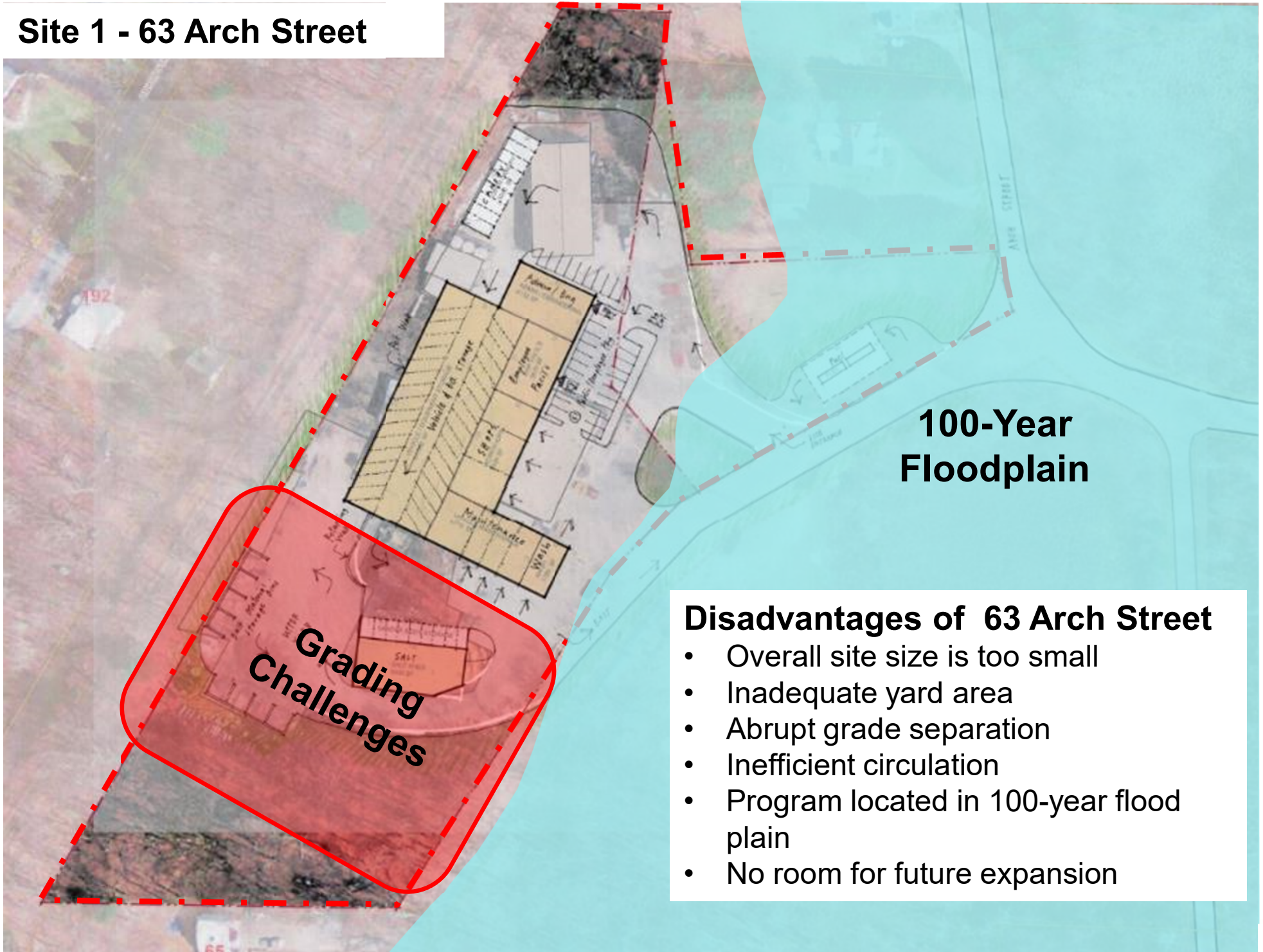
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Site 1 - 63 Arch Street



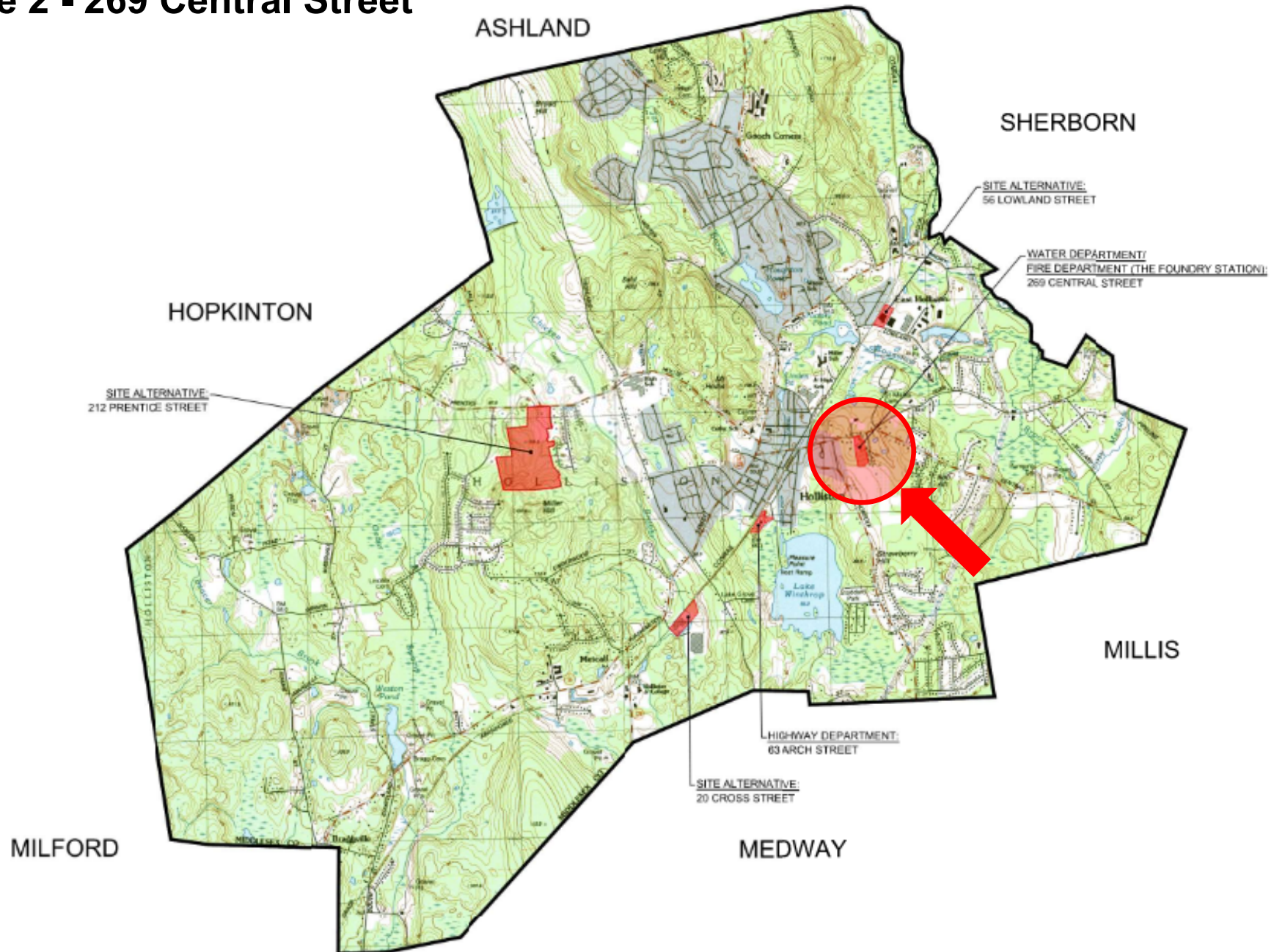
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Site 1 - 63 Arch Street



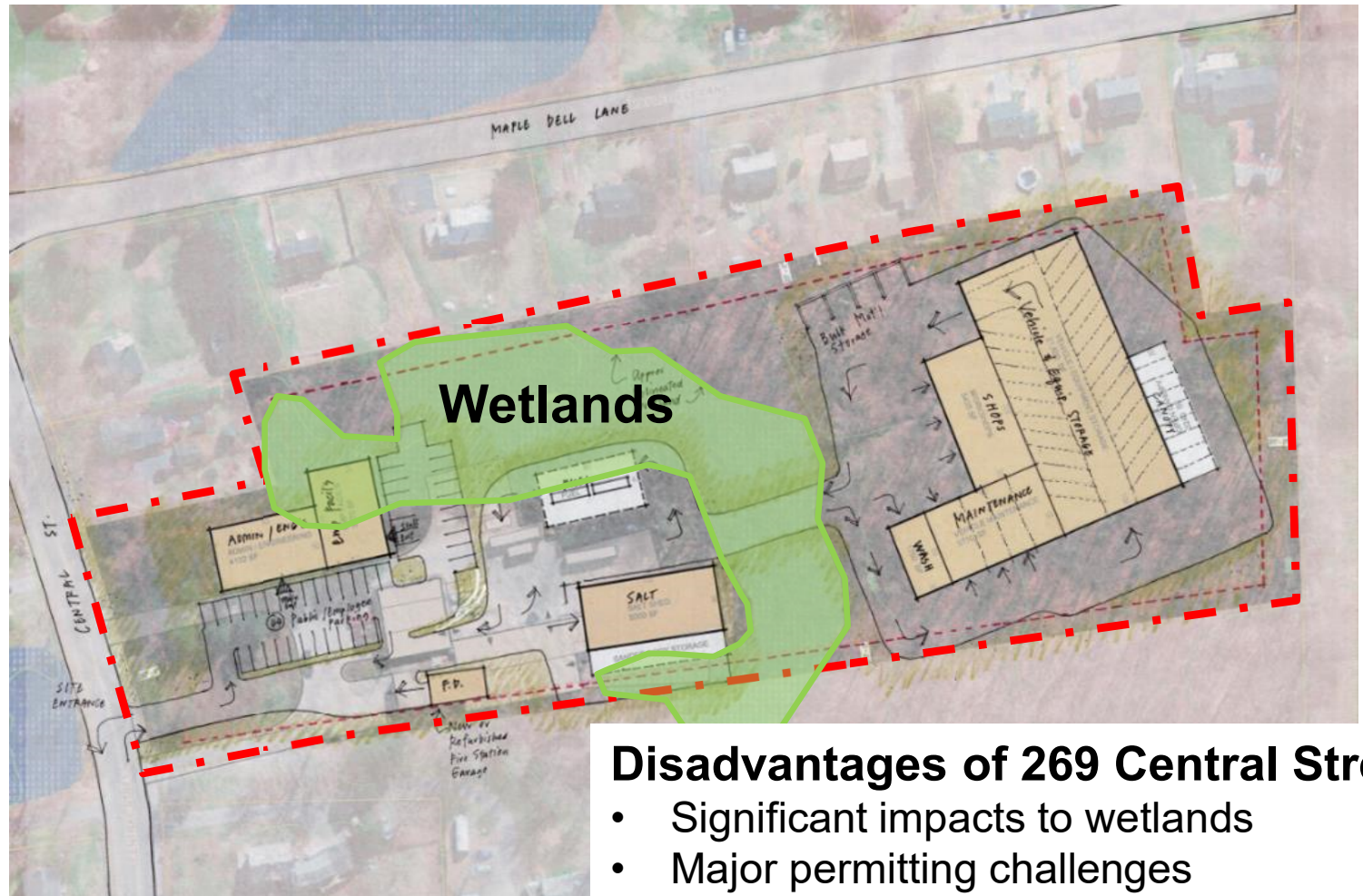
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Site 2 - 269 Central Street



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Site 2 - 269 Central Street

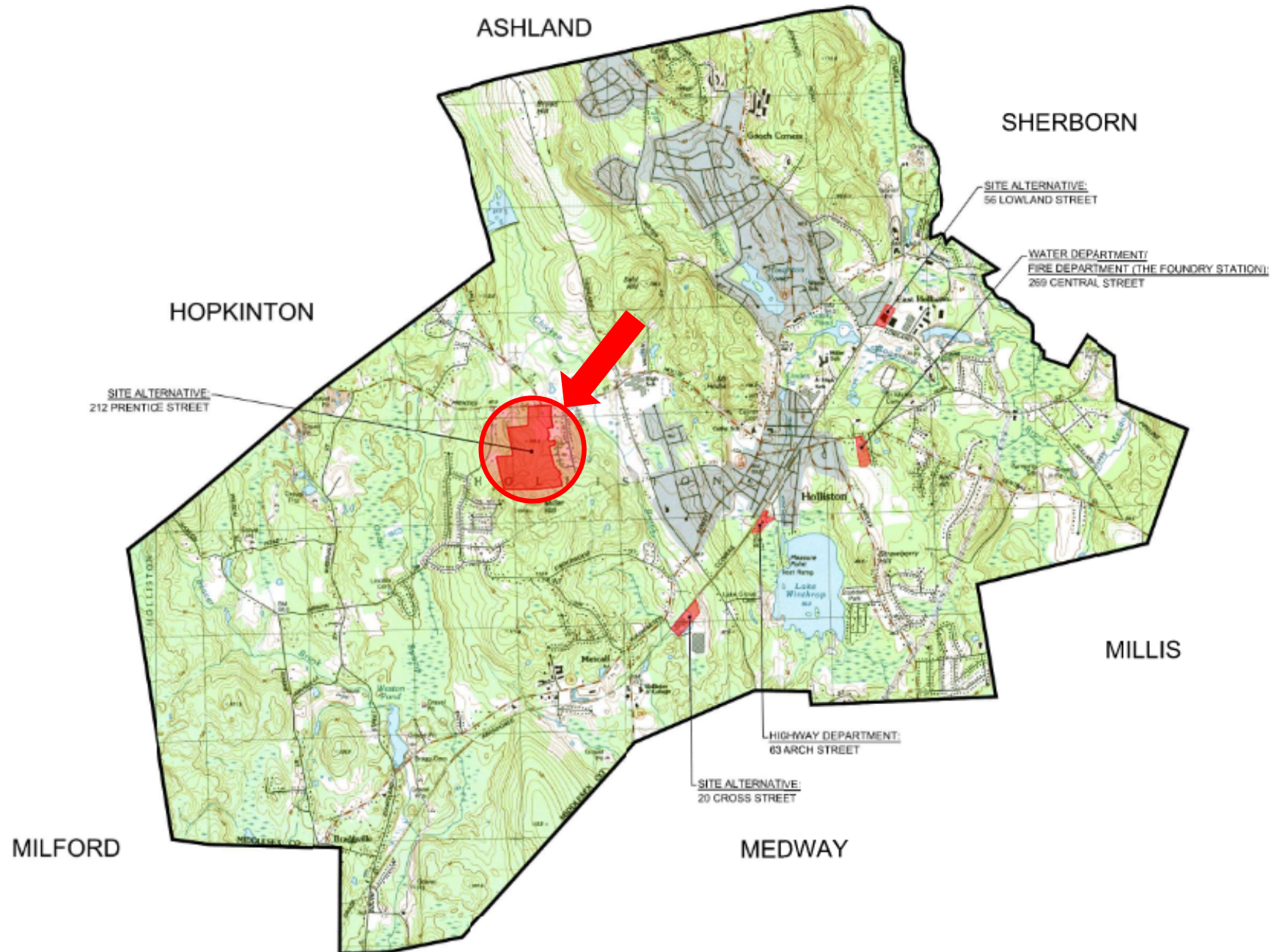


Disadvantages of 269 Central Street

- 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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Site 3 – 212 Prentice Street



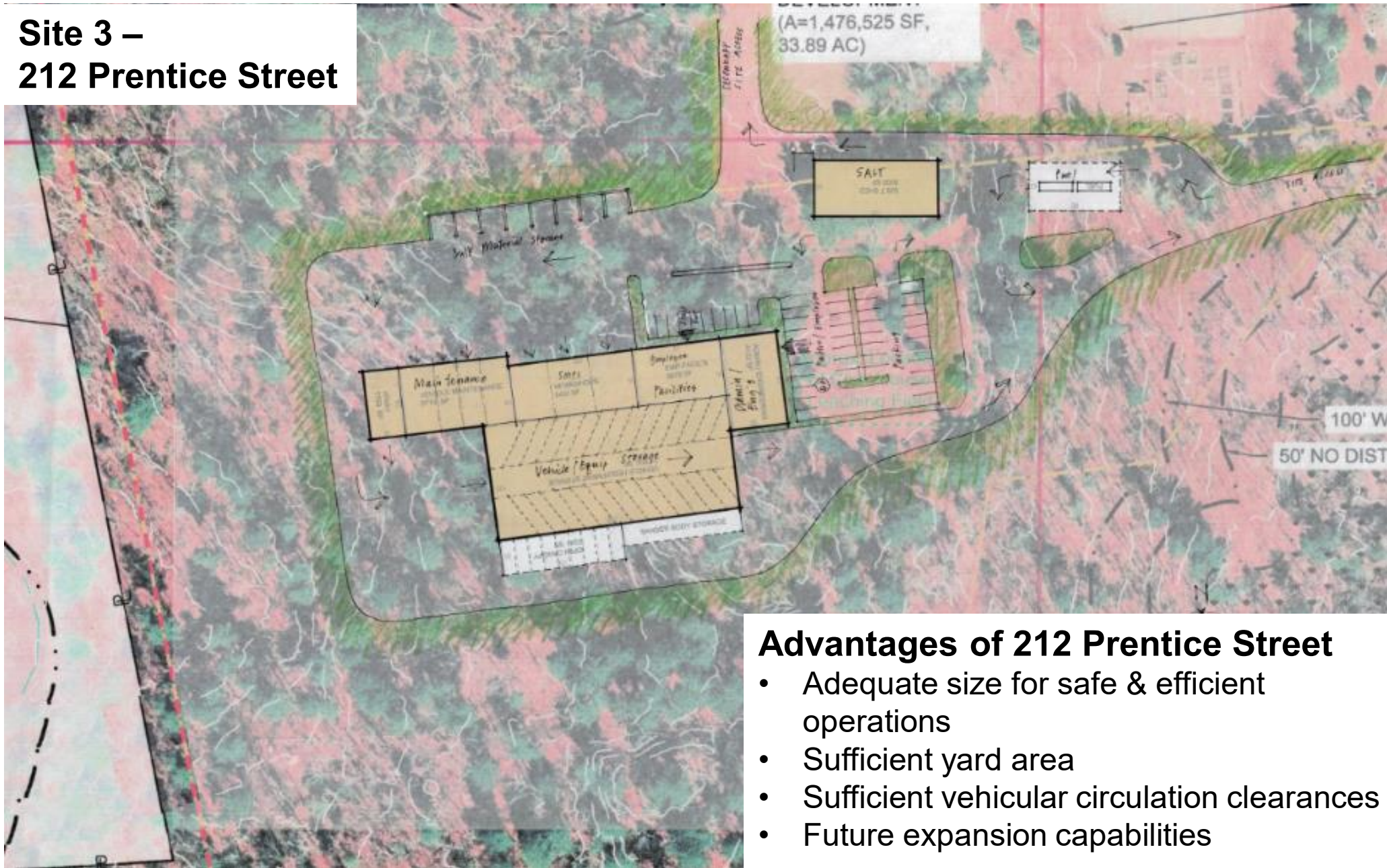
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Site 3 – 212 Prentice Street



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Site 3 – 212 Prentice Street

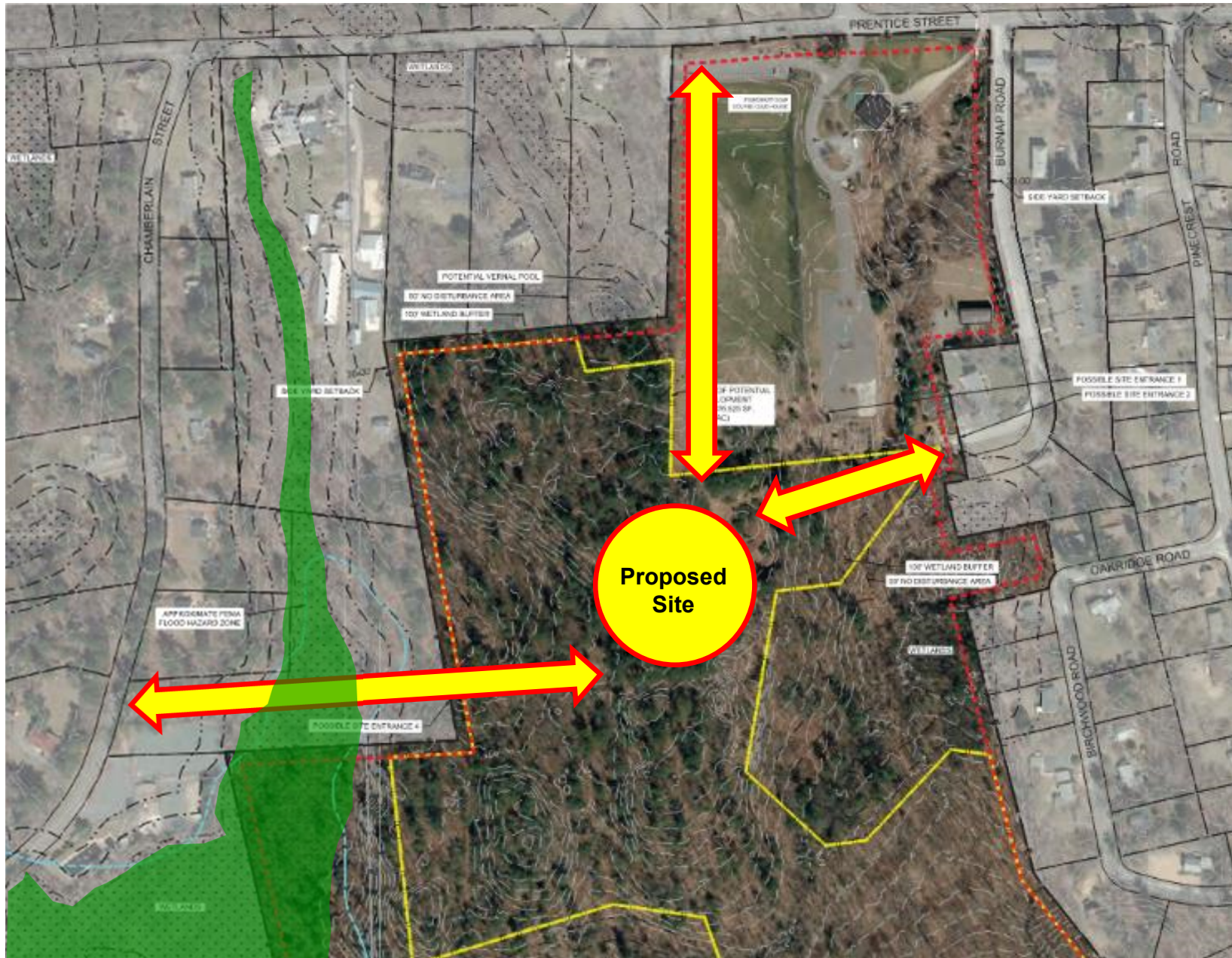


Advantages of 212 Prentice Street

- Adequate size for safe & efficient operations
- Sufficient yard area
- Sufficient vehicular circulation clearances
- Future expansion capabilities

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Site 3 – 212 Prentice Street Site Access Options



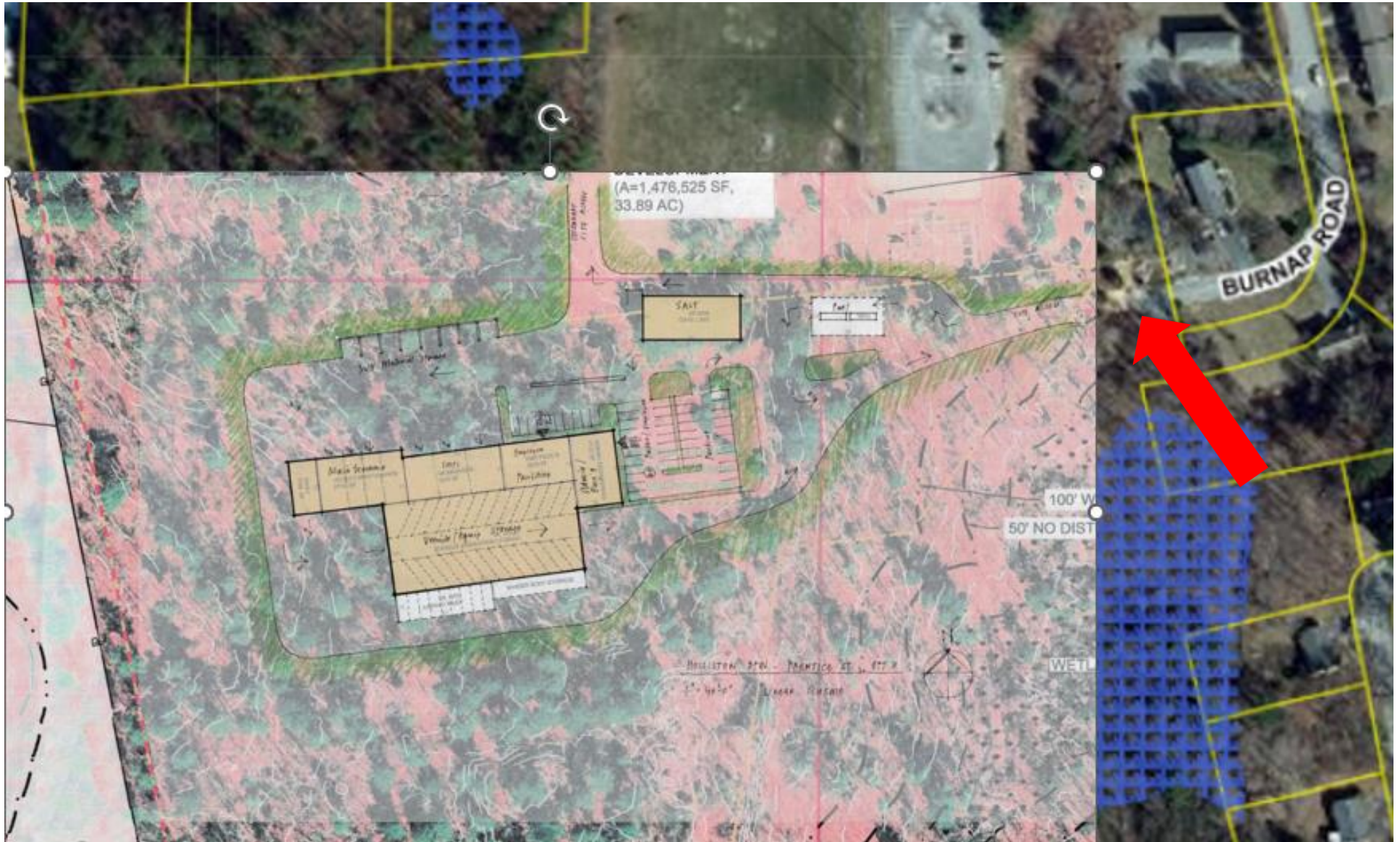
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Site 3 – 212 Prentice Street Site Access Options



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Site 3 – 212 Prentice Street Site Access Options



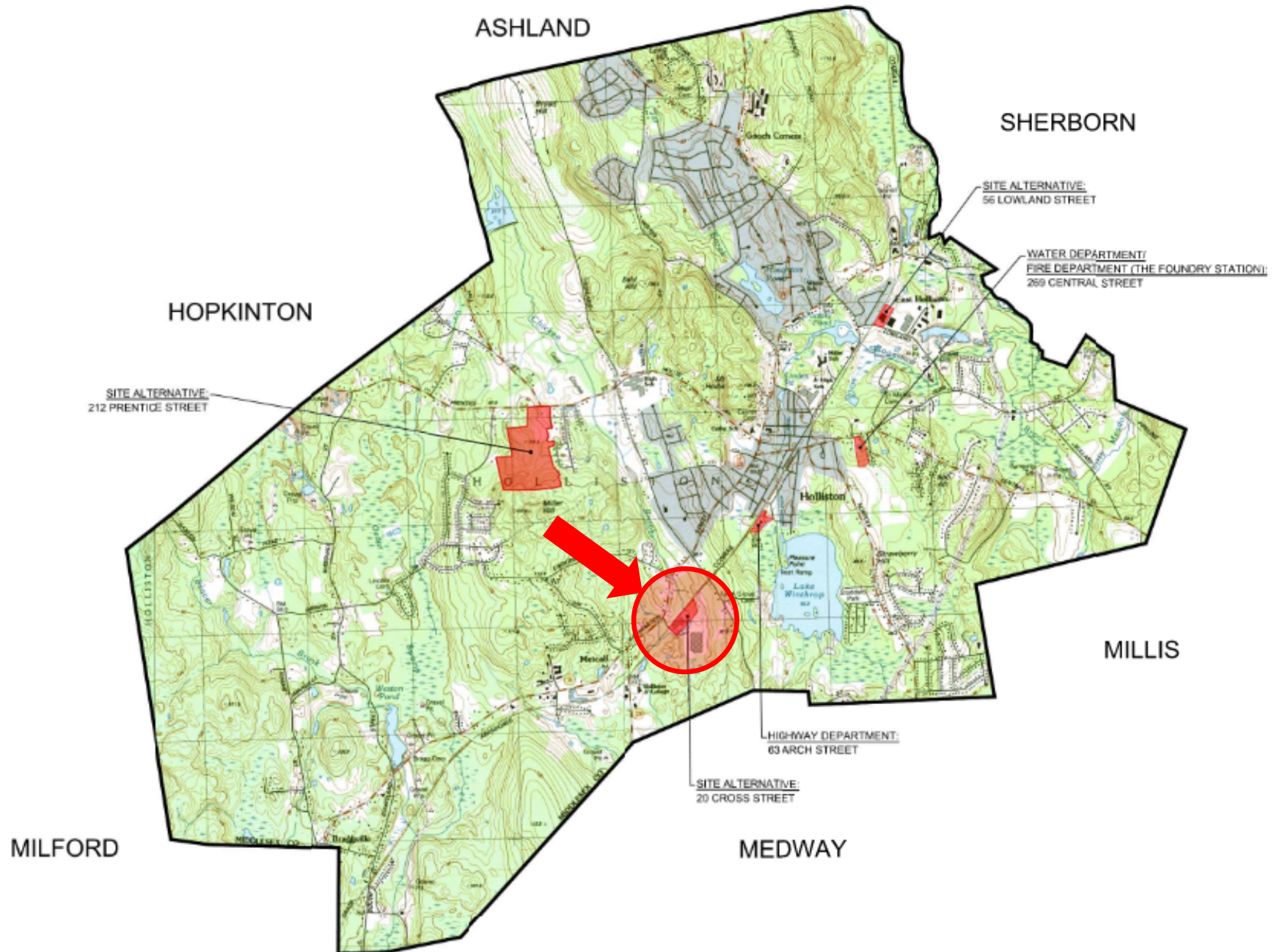
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Site 3 – 212 Prentice Street Site Access Options



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Site 4 – 20 Cross Street

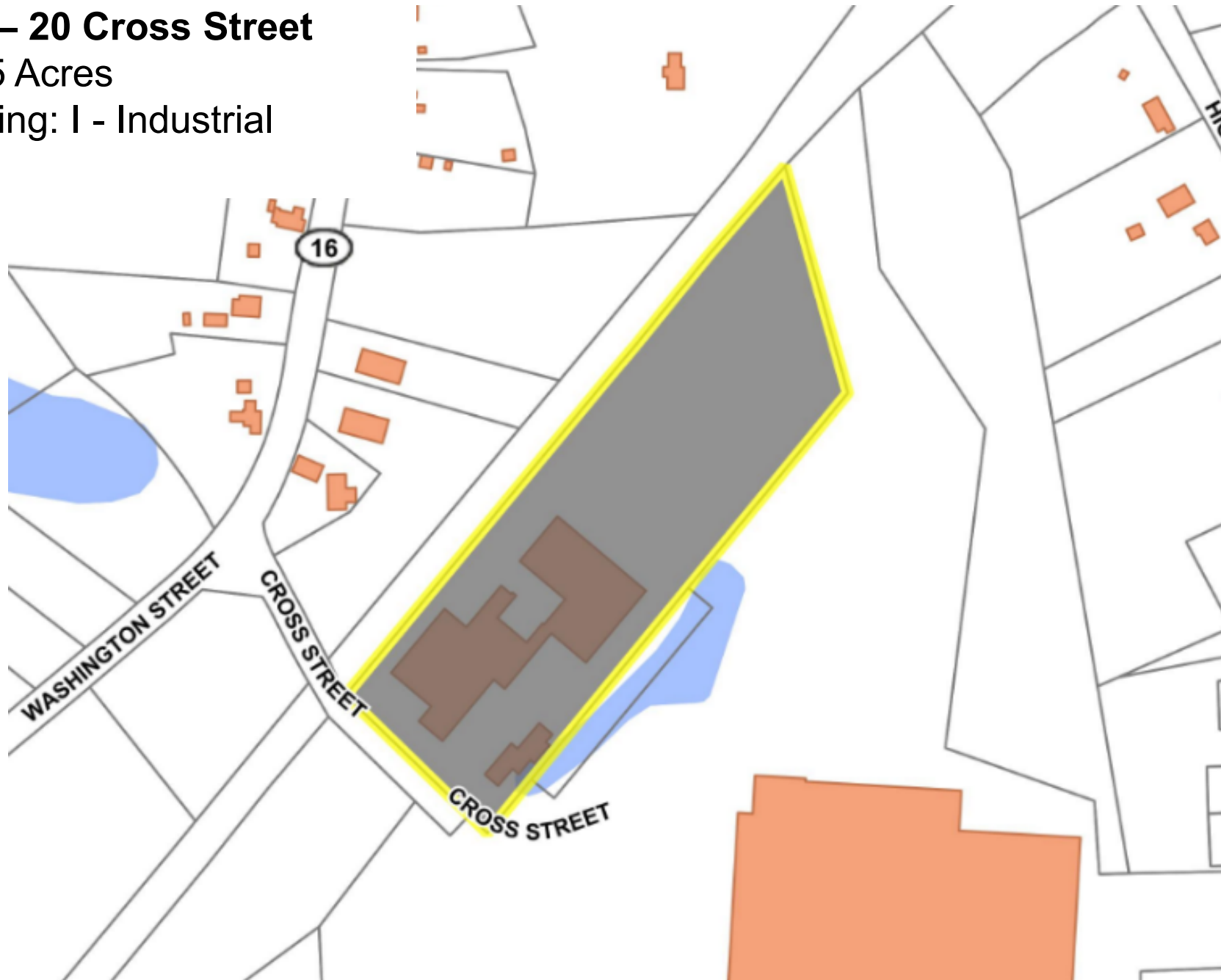


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Site 4 – 20 Cross Street

- 8.65 Acres
- Zoning: I - Industrial



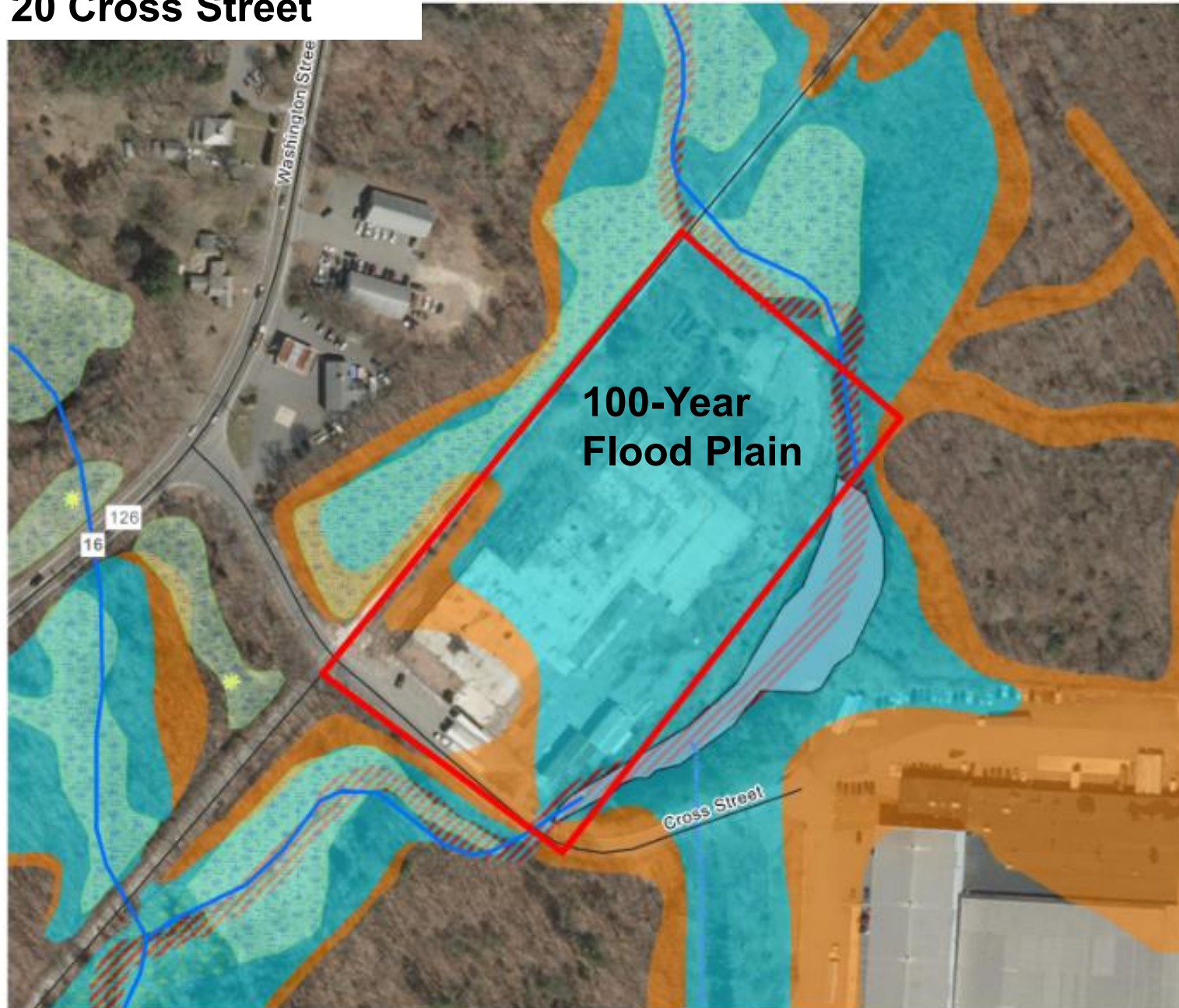
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Site 4 – 20 Cross Street



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Site 4 – 20 Cross Street



Site 4 – 20 Cross Street

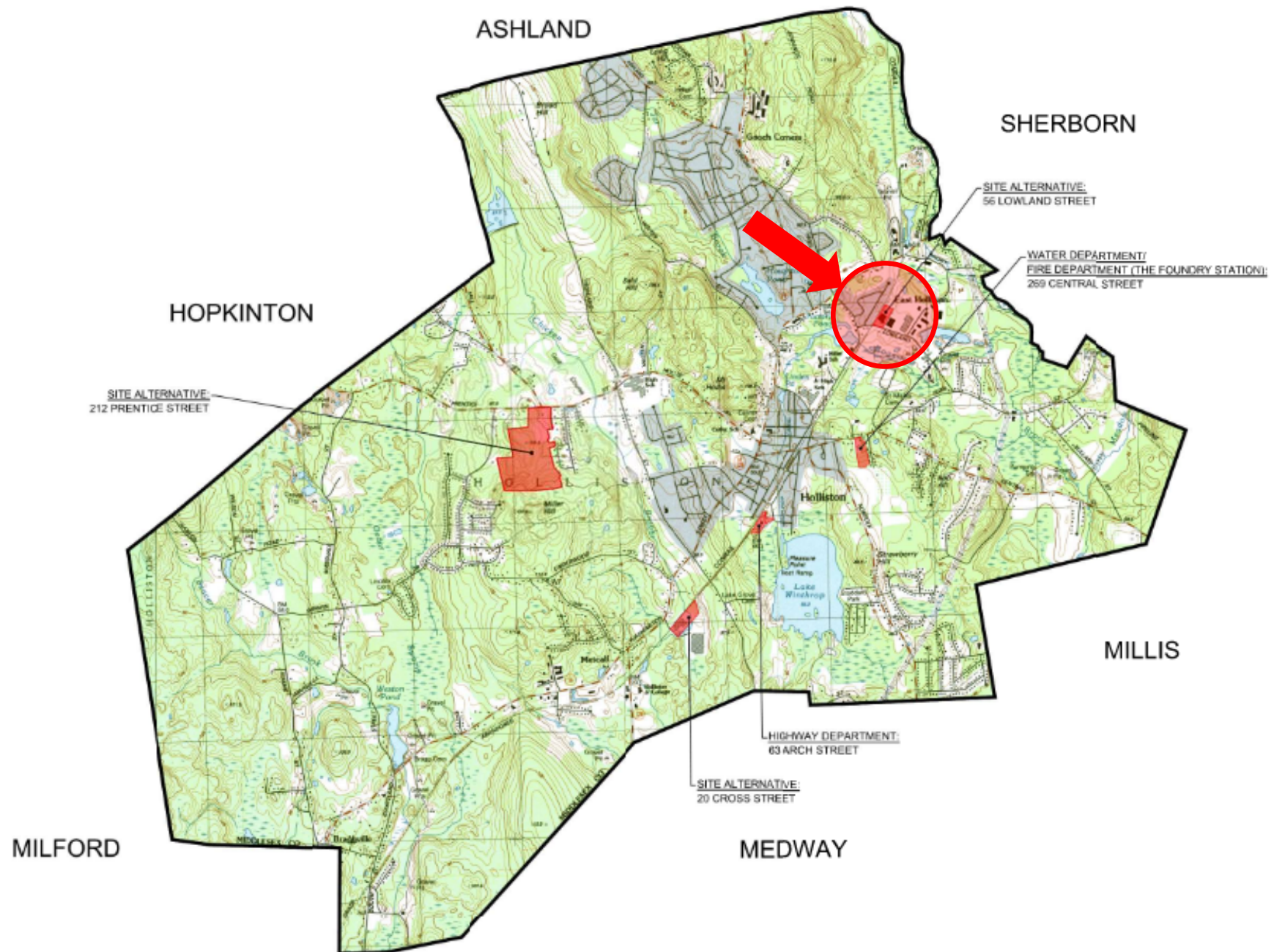
100-Year Flood Plain

Site 4 – 20 Cross Street



- Majority of site in 100-year flood plain
- Major permitting challenges
 - FEMA
 - Conservation Commission - Wetlands
- No room for future expansion

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Site 5 – 56 Lowland Street

- 4.02 Acres
- Zoning: I - Industrial



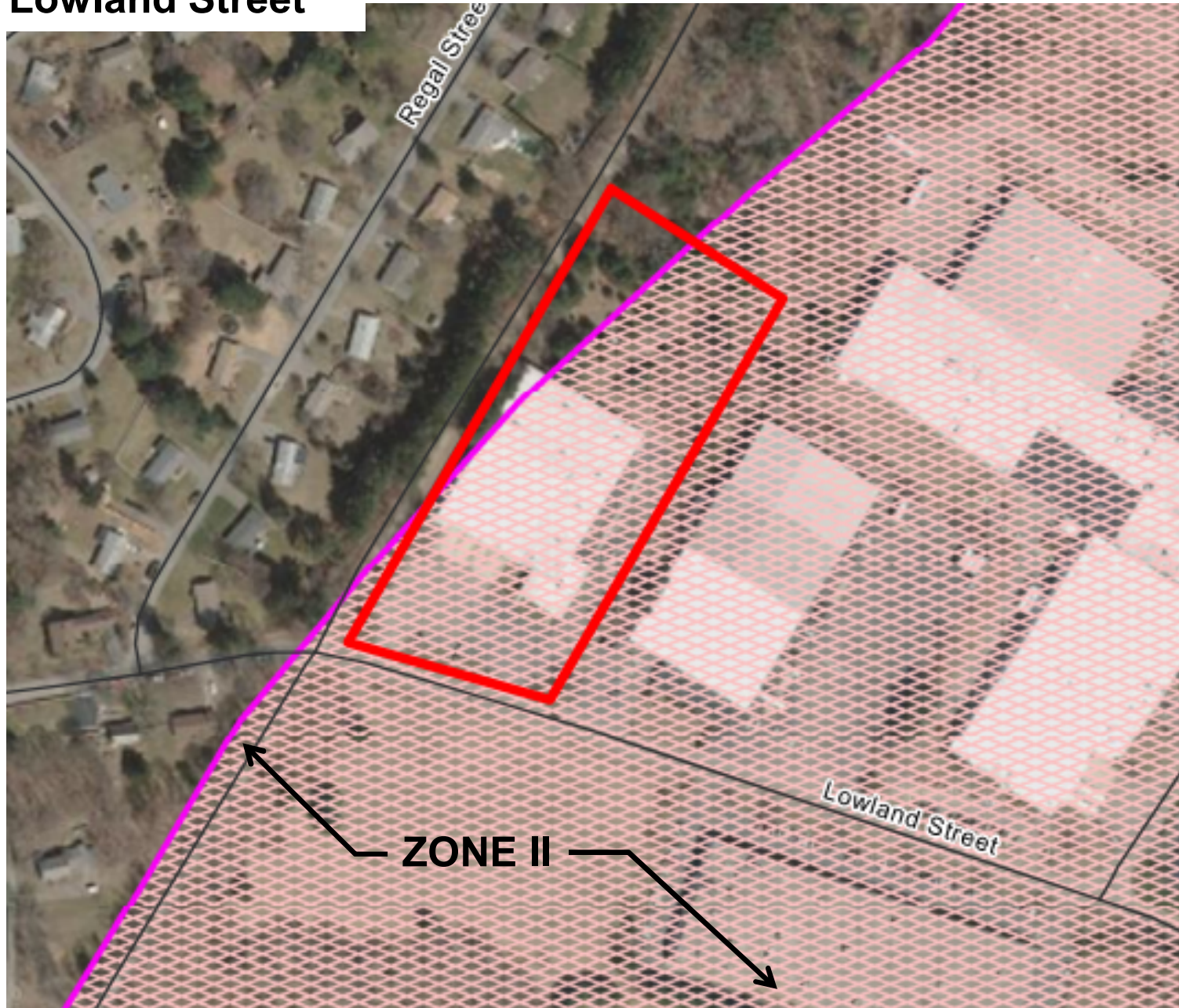
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Site 5 – 56 Lowland Street



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Site 5 – 56 Lowland Street



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Site 5 – 56 Lowland Street



Considerations for 56 Lowland Street

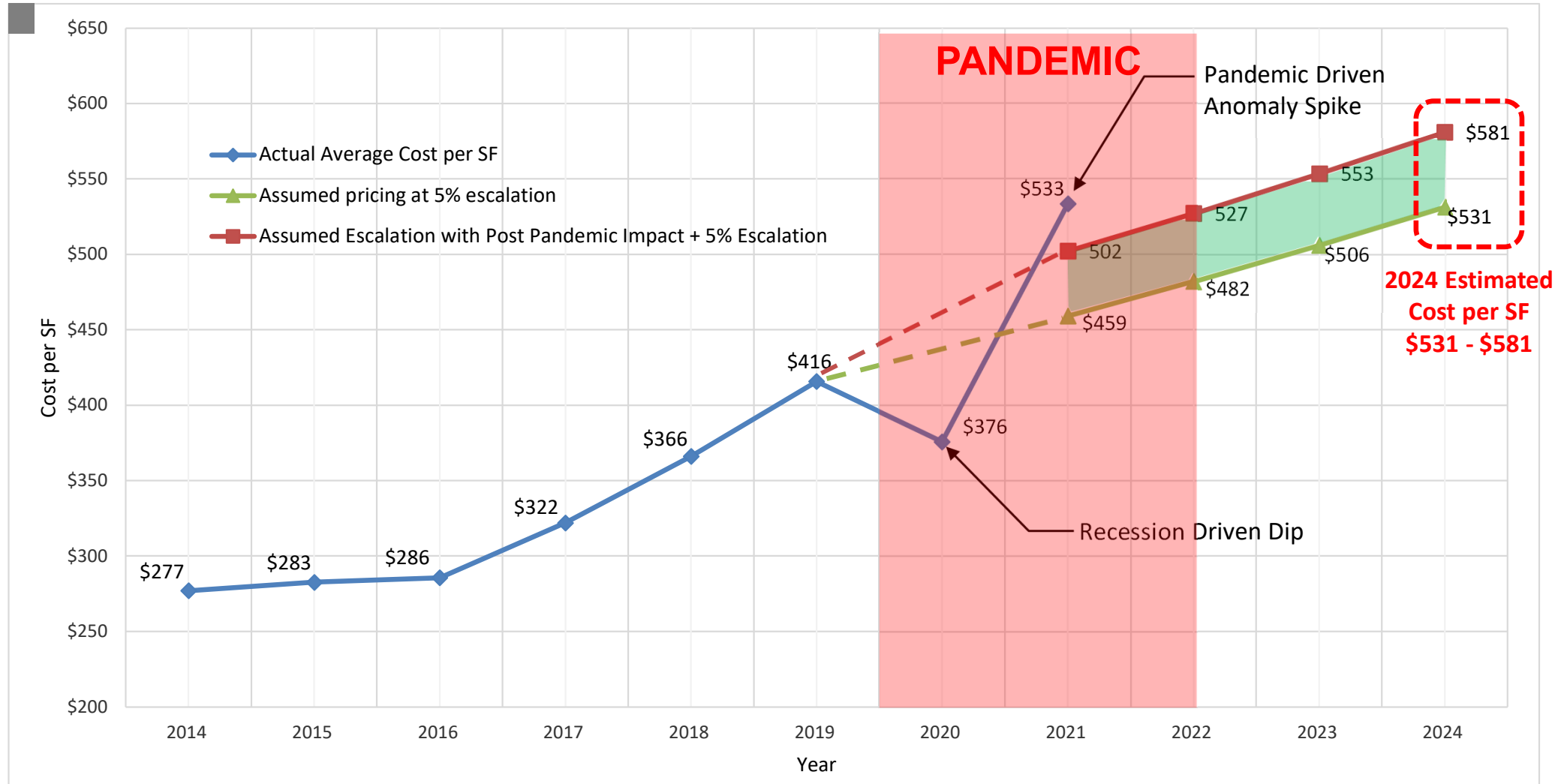
- No room for future expansion
- Constricted circulation
- Town fuel access constricted
- Inadequate yard area
- Potential restrictions associated with Zone II

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Anticipated Costs

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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