



Town of Duxbury DPW Operations Center



Town Meeting Presentation
March 09, 2019

Town of Duxbury
DPW Operations Center

Agenda

- Public Works Responsibilities
- Why does the Town need a new facility
- What is proposed & costs
- What are the benefits of a new / improved facility

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Public Works Responsibilities

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

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Department of Public Works (DPW) Operating Divisions

- Highway
- Lands & Natural Resources
- Water & Sewer
- Vehicle Maintenance
- Administration
- Cemetery & Crematory
- Transfer Station
- Animal Control
- Central Building



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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



8:09 AM - 2 Mar 2018 from Duxbury, MA



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What does the DPW do for the Community



**Homeland Security Presidential
Directive / HSPD-8 defines Public Works
as a First Responder**

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Why Does the Town Need a New Facility?

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Why does the Town need a new Public Works facility?

- Building is approaching 50 years old
- Responsibilities have increased significantly but facility has not
- The facilities no longer serve the needs of the Town
- Efficiency of operations and employee safety are negatively impacted
- Facilities do not meet current codes
- Buildings have exceeded their useful life



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Summary of Deficiencies



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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

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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>	<u>Rev 2</u>
• Office / Office Support	4,634 SF	3,833 SF	3,459 SF
• Employee Facilities	3,696 SF	3,279 SF	3,178 SF
• Workshops	5,566 SF	4,407 SF	3,703 SF
• Vehicle Maintenance	8,994 SF	8,497 SF	8,119 SF
• Wash Bay	1,550 SF	1,376 SF	1,376 SF
• Vehicle & Equipment Storage	19,950 SF	18,354 SF	18,354 SF
Subtotal:	44,390 SF	39,746 SF	38,189 SF

**Revised program
represents a 14%
reduction**

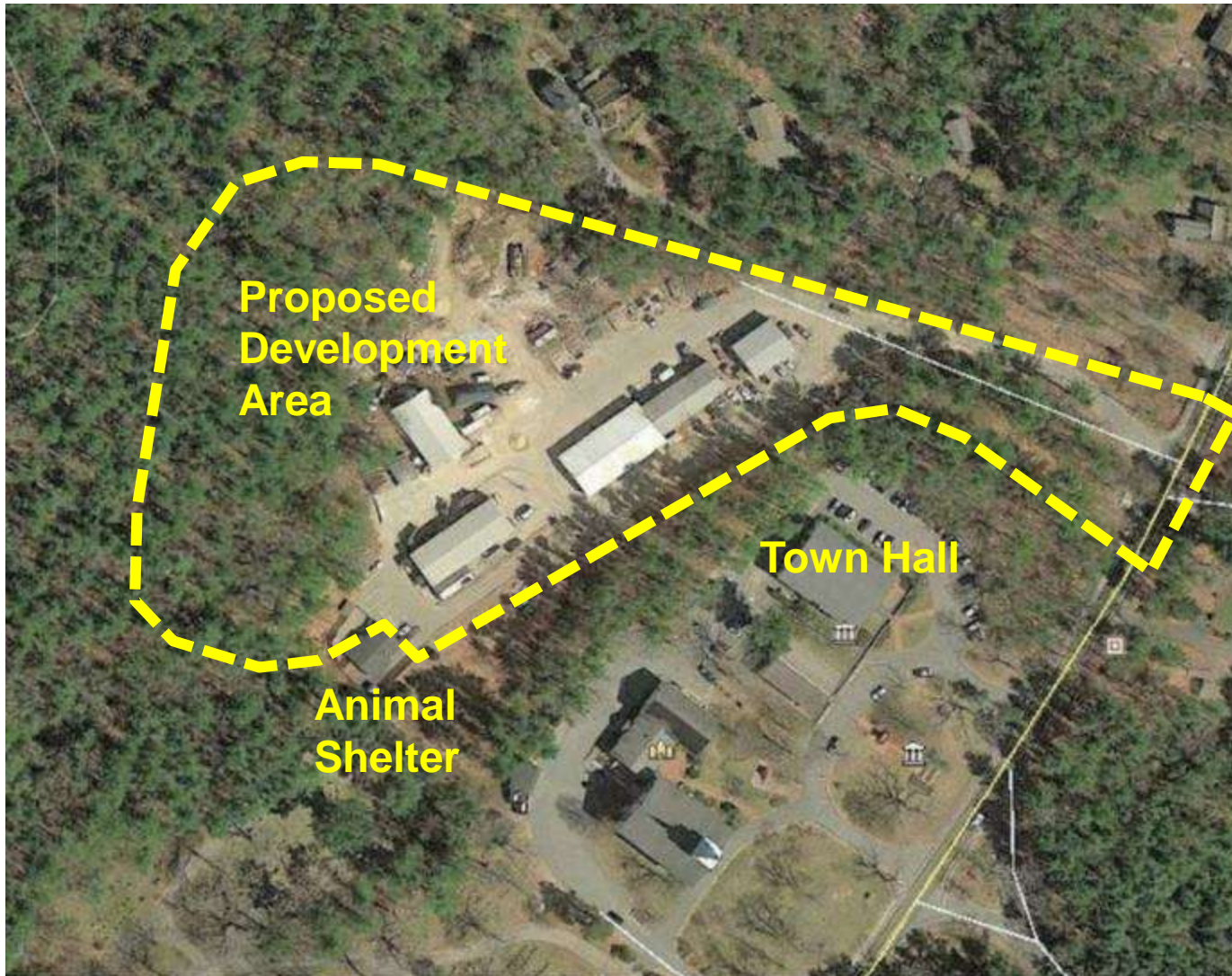
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Conceptual Plan

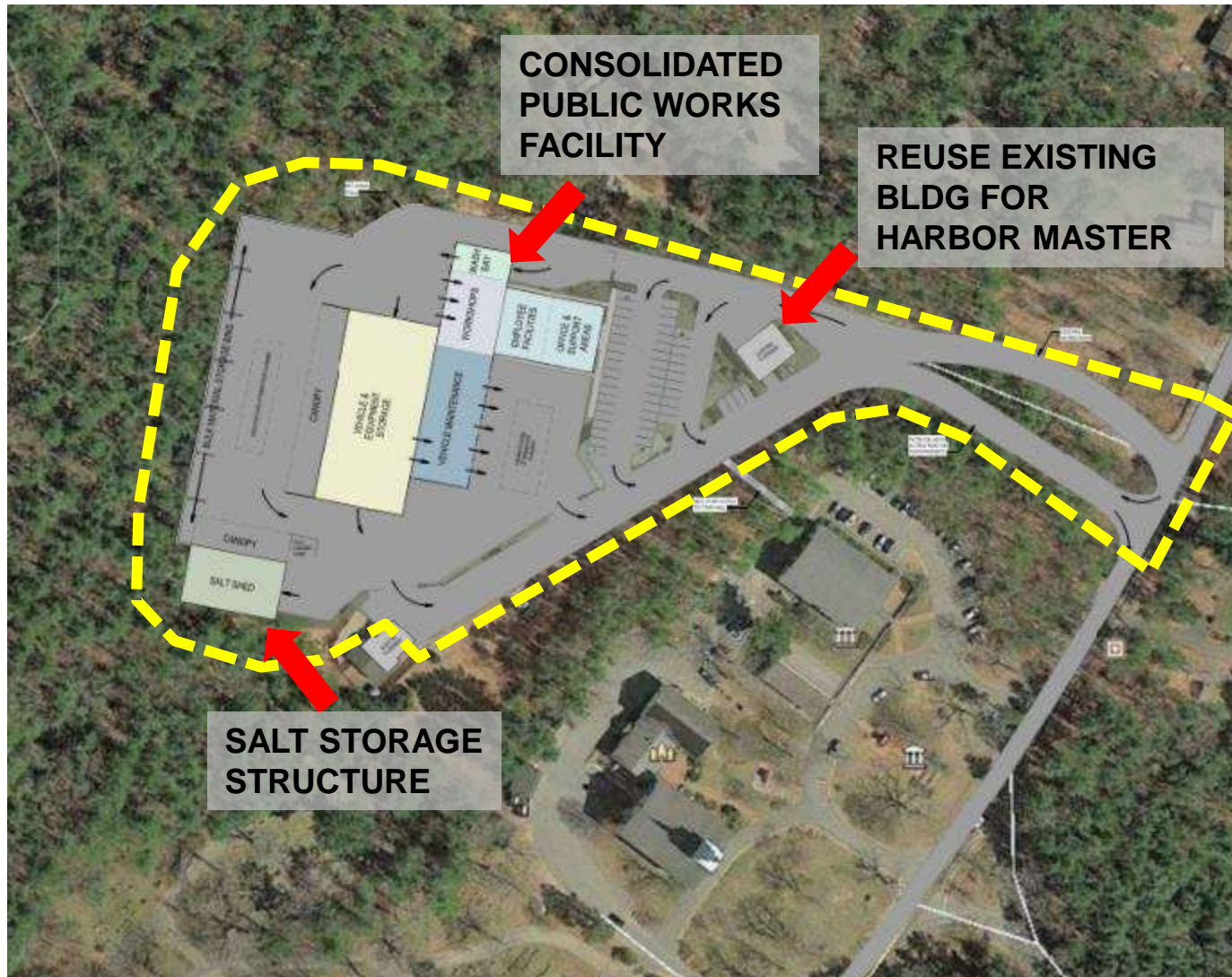
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Anticipated Costs

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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 2020)</u>	Average Cost per SF \$390
• Wayland Public Works Facility	39,869 SF	2014	\$382	
• Medford Public Works Facility	45,000 SF	2014	\$397	
• Bourne Public Works Facility	39,040 SF	2014	\$410	
• Norwood Public Works Facility	53,870 SF	2014	\$415	
• Boylston Public Works Facility	13,926 SF	2015	\$392	
• Hopkinton Public Works Facility	42,410 SF	2016	\$380	
• Andover Municipal Services Facility	54,088 SF	2017	\$402	
• Orleans Public Works Facility	42,278 SF	2017	\$359	
• Longmeadow Public Works Facility	44,858 SF	2018	\$360	
• Grafton DPW Facility	33,710 SF	2018	\$402	

DUXBURY DPW ESTIMATED COSTS BASED ON HISTORIC DPW COST DATA

• Duxbury DPW Operations Center

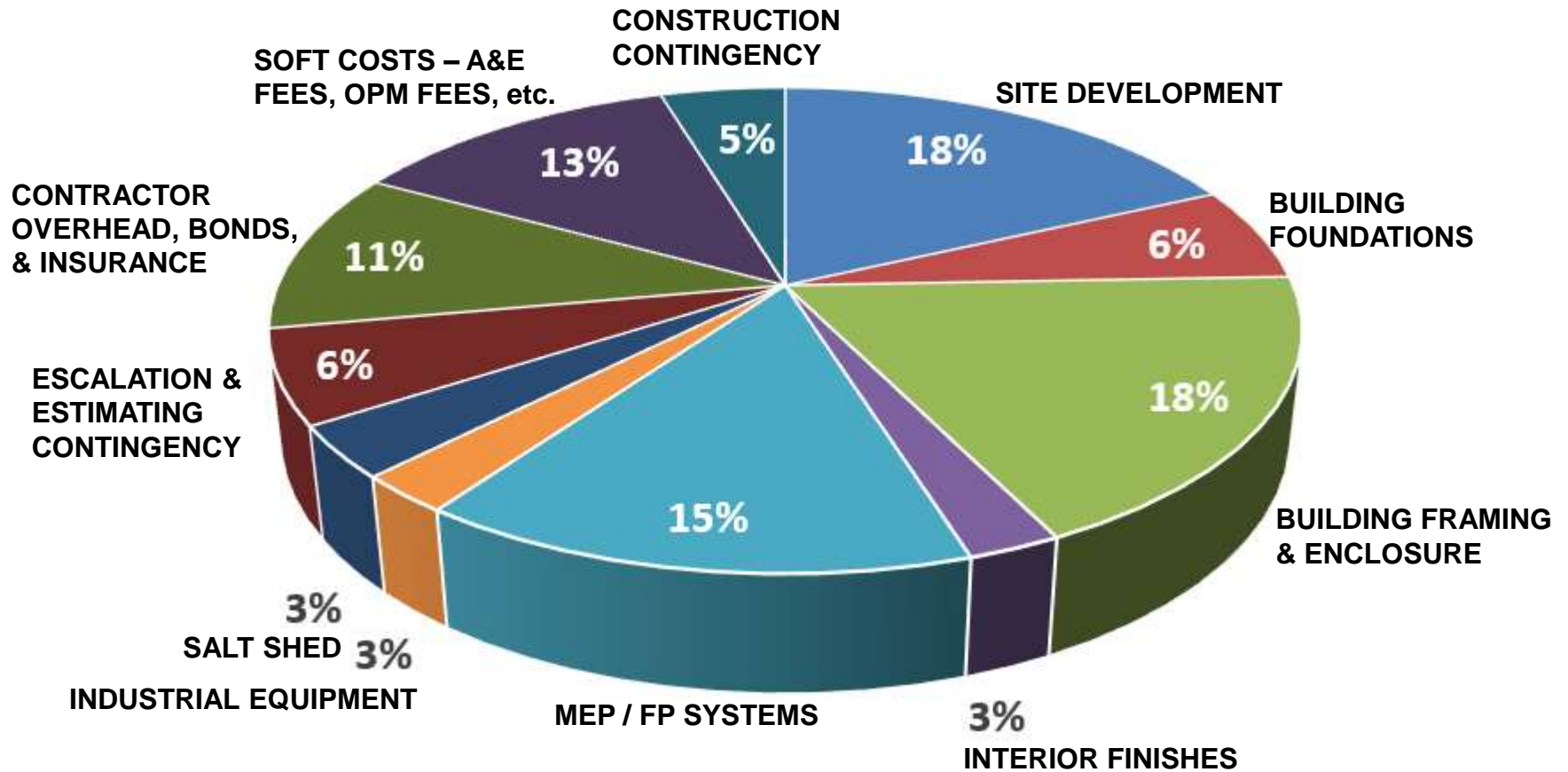
38,189 SF @ \$390 / SF = \$14,900,000

**Soft costs are typically an additional
18% - 23% of construction costs**

TOTAL PROJECT COST RANGE: \$17.6 Million - \$18.3 Million

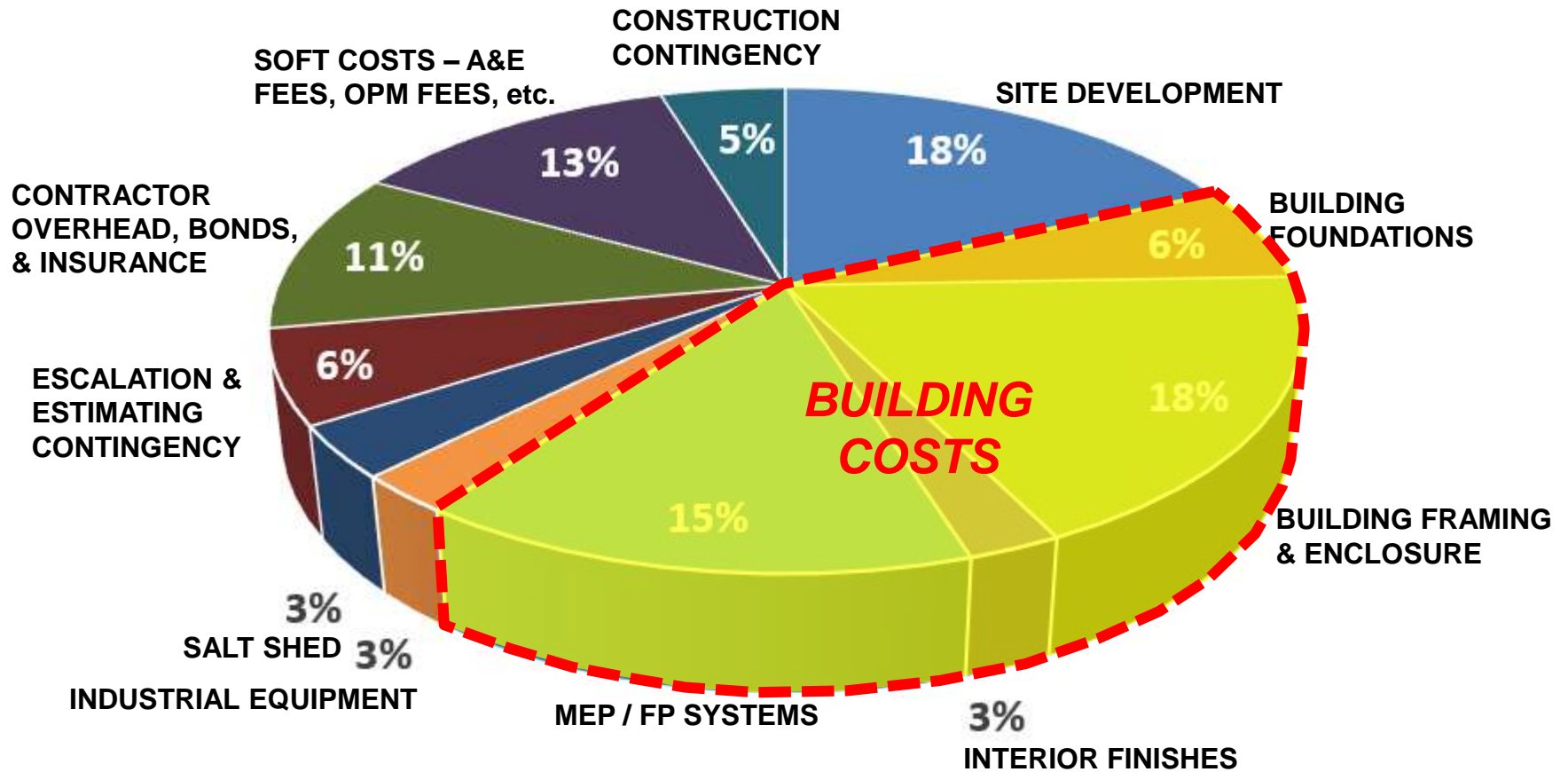
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Total Project Cost Breakdown



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Total Project Cost Breakdown



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Proposed Funding Schedule

- Phase I - Request \$1,400,000 for funding of design & bidding at March 2019 Town Meeting and ballot (debt exclusion override)
- Complete design and obtain bids (+/- 8 months from time funds become available)
- Phase II – Request construction funds at March 2020 Town Meeting and ballot (debt exclusion override) based on actual low bid price
- Construct Facility

	2019												2020							2020 - 2021	
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug 2020	Nov 2021	
Town Meeting - Desing Funds																					
Design Funds Available																					
Design / Bidding																					
Town Meeting - Construction Funds																					
Construction Funds Available																					
Construction																					

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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 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 to better serve the public
- 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