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# Town of Pembroke Public Works Facility Feasibility Study Results

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Town Meeting Presentation  
October 24, 2017

# Town of Pembroke Public Works Facility

## Agenda

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

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Public Works Facility

# 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...**

- Maintaining approximately 115 miles of roadway
  - Roadway surface / pothole repairs
  - Maintenance of the stormwater system
  - Catch basin cleaning and repairing
  - Street sweeping
  - Street sign and road painting
- Cemetery maintenance
  - Pine Grove Cemetery, Center Cemetery, and Mount Pleasant Cemetery
- Trimming of trees and roadside brush
- Removal of dead, damaged, or diseased trees
- Operation and maintenance of the Town's water supply
  - 135 miles of water mains
  - 1,000 fire hydrants
  - 3 water storage tanks
  - 5 groundwater sources

## Town of Pembroke Public Works Facility

**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
- Removal of road hazards
- Flooding
- Emergency response / consequence management
- The support of other emergency departments



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## **Why Does the Town Need a New Facility?**

# Town of Pembroke Public Works Facility

## Why does the Town need a new Public Works facility?

- Existing main facility was built in the 1950's is more than 60 years old with no significant improvements or modernizations
- Responsibilities have increased significantly over the decades along with vehicles, equipment
- The facility no longer meets the needs of Public Works/Town and is not code compliant
- Efficiency of operations and employee safety are negatively impacted by the substandard conditions





# Town of Pembroke Public Works Facility

Why does the Town need a new Public Works facility?



Vehicle / Equipment Storage is unsafe and inefficient



# Town of Pembroke Public Works Facility

Why does the Town need a new Public Works facility?

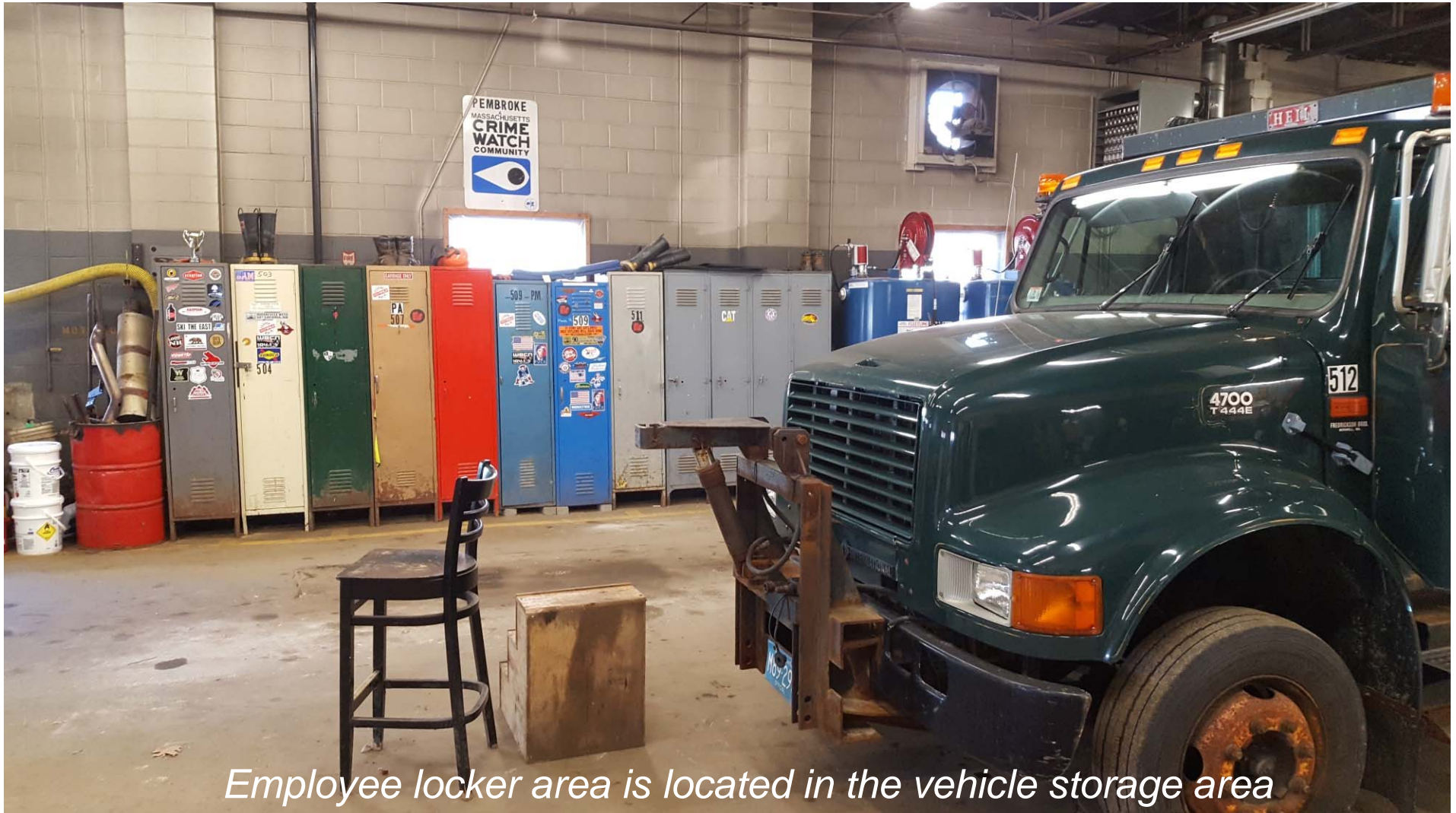


Portions of the multi-million dollar fleet are stored outdoors due to lack of space



# Town of Pembroke Public Works Facility

## Non-Code Compliant and Inefficient Working Conditions



*Employee locker area is located in the vehicle storage area*

Employee Support Spaces are lacking for today's operations



# Town of Pembroke Public Works Facility

## Non-Code Compliant and Inefficient Working Conditions



Non-Compliant Vehicle Wash Facilities

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## What is Proposed



# Town of Pembroke Public Works Facility

## Programming Results |



**Existing DPW Facility  
Mattakeesett Street**



**DPW Water Division  
Glenwood Road**



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Programming Results |

<u>Space Needs Assessment</u>	<u>Initial Facility Program</u>	<u>Final Facility Program</u>
Employee Facilities / Staff Support	5,011 SF	3,495 SF
Workshops / Material Storage	5,578 SF	2,318 SF
Vehicle Maintenance	5,433 SF	3,204 SF
Wash Bay	1,838 SF	1,523 SF
Vehicle & Equipment Storage	<u>21,546 SF</u>	<u>18,000 SF</u>
Subtotal:	39,406 SF	28,540 SF

**27% Reduction in space needs achieved  
by creating shared spaces and by the use  
of mezzanine storage areas**



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Conceptual Alternatives Development – Mattakeesett Street Site



# Town of Pembroke Public Works Facility



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**Cost**



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## Project Cost Summary

• Building	\$4,433,520
• Industrial Support Equipment (fueling, wash, maintenance equip)	\$1,012,528
• Salt/Sand Storage Structure	\$234,000
• Site Development & Support Structures	\$1,800,958
• Demo of existing structures	
• DEP mandated stormwater system, site clearing, excavation, gravel borrow	
• Electrical, site lighting, paving, curbing, fencing, gates, etc.	
• Estimating Contingency & Escalation	<u>\$598,722</u>

Subtotal Construction Cost: \$8,079,728

***\$283/SF***

• Soft Costs	\$1,486,162
• A&E fees, permitting/testing, printing costs, furnishings, communications	
• Construction Contingencies	<u>\$403,986</u>
<b>Total Project Cost:</b>	<b>\$9,969,876</b>

# Town of Pembroke Public Works Facility

## 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 2019)</u>	
• Hopkinton Public Works Facility	42,410 SF	2016	\$327	<b>Avg. \$344 / SF</b>
• Orleans Public Works Facility	42,278 SF	2017	\$331	
• Wayland Public Works Facility	39,869 SF	2014	\$329	
• Boylston Public Works Facility	13,926 SF	2015	\$338	
• Medford Public Works Facility	45,000 SF	2014	\$342	
• Bourne Public Works Facility	39,040 SF	2014	\$354	
• Norwood Public Works Facility	53,870 SF	2014	\$358	
• Andover Municipal Services Facility	54,088 SF	2017	\$371	
• <b>Pembroke Public Works Facility</b>	<b>28,540 SF</b>	<b>Est. 2019</b>	<b>\$283</b>	

**18% Reduction in cost by using  
cost effective building types**



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## **Benefits of an Improved / Code Compliant Facility?**



# Town of Pembroke Public Works Facility

## What are the benefits |

What will an improved / code compliant facility do for the DPW & 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
- Eliminates the need to invest money (band-aids) in the existing substandard facility



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**Thank You**