

**Town of Pembroke
New Public Works Facility
Frequently Asked Questions**

1. Why does the DPW need a new facility?

It has been documented for several years that the Town is in need of a new facility to safely and efficiently support DPW operations. The current facility at the Mattakeesett Street site was built in the 1950's and has significant physical problems, including structural issues, code compliance issues, and a myriad of required repairs.

In addition, the current facilities are undersized and inefficient which impacts the level of service the DPW is able to provide to the community. The DPW responsibilities have increased significantly over the years along with the number of vehicles and pieces of equipment, but the facilities have not kept pace. The vehicle and equipment types and sizes have also changed significantly since the facility was constructed, making the current support spaces too small to efficiently and safely meet the needs of the DPW and the Town.

2. Can the existing facility be reused or updated to suit your needs?

As mentioned above, the existing facilities at Mattakeesett Street are undersized and have numerous deficiencies that need to be addressed. The current facilities do not have adequate space to safely and efficiently store and protect vehicles during the winter. In addition, undersized storage bays result in inefficient storage of equipment and unsafe working conditions, and there is insufficient space between parked vehicles for safe egress from the garage area. The stacked vehicle parking configuration that is needed due to space limitations impacts response times due to the need to move multiple vehicles to access a single vehicle located in the back. Tight storage conditions can also contribute to unnecessary damage to vehicles.

Based on field inspections by the Engineer, it has been determined that the buildings have exceeded their useful life and that repairs to fix the current deficiencies would be cost prohibitive.

3. What does the current facility lack?

- The buildings have exceeded their useful life.
- The buildings are undersized and cannot support the current.
- The employee support spaces (locker/shower/toilet facilities, muster area, and training facilities) are undersized and inefficient to meet the basic needs of the DPW staff and they do not meet current plumbing codes.
- The air quality in the building is an issue for employees where there is inadequate separation of occupied spaces from equipment storage areas.
- The current facility does not meet the operational needs of the DPW, given its size and configuration and the limitations it places on various operational requirements of the DPW.
- The office space does not meet the departmental needs.
- The undersized muster/lunch/storm event room is the only place available for staff to meet, receive their daily work assignments, and conduct state mandated training. In addition, this space also serves as the command center for the DPW

staff during emergency events such as snow storms, ice storms, and hurricanes, and there is not enough space to properly support this function.

- The vehicle wash area is non-existent. As a result, vehicles are washed outdoors which does not meet current DEP requirements for vehicle washing.
- The facility is not equipped with proper vehicle lifts, does not have adequate interior clearances for proper lifting of vehicles, and the maintenance bay area does not have adequate space to support current industry standard industrial support equipment.
- There is insufficient vehicle storage space.

4. What does the DPW do for the Community?

The DPW touches the lives of the residents every day by maintaining some of the Town’s most vital infrastructure including roadways, water systems, stormwater systems, traffic signs, and much more. The Public Works profession has also been identified as a key first responder. The DPW is on call 24 hours a day to handle unexpected problems and emergencies including:

- Snow & ice storms
- Windstorm cleanup
- Removal of road hazards
- Flooding
- Pothole repair
- The support of other emergency departments

5. What functions are proposed for the new facility and how many square feet?

Employee Support Space	3,495 SF
Shared Foremen Office	
Locker/Shower/Toilet Facilities	
Muster/Lunch/Training Room	
Building Support Spaces (electric/plumbing rooms)	
Workshops and Material Storage	2,318 SF
Shared General Workshop	
Material / Supplies Storage	
Vehicle Maintenance	3,204 SF
Two (2) Vehicle Maintenance Bays	
Workbench / Tool Storage Area	
Fluid Storage Room	
Parts Storage Room	
Mechanic’s Office/Parts Reference Room	
Vehicle Wash	1,523 SF
Vehicle and Equipment Storage	<u>18,000 SF</u>
Total	28,540 SF

6. How big is the current facility?

The existing operations facilities are currently spread out at two (2) sites (Mattakeesett Street and Glenwood Road). The existing buildings total approximately 23,900 square feet.

7. Why do you need more space than you currently have?

We currently lack space to support some of the most critical services we provide to the Town. Fleet maintenance bays are cramped and narrow, and do not have enough overhead clearance, and more bays are needed. Inventory that can be kept on hand at the facility is limited and effects the completion time on critical repairs. There is not enough room to store the Town’s multi-million dollar fleet inside. There is no code compliant area to wash vehicles. The undersized muster room is the only place available for staff to meet, receive their daily work assignments, and conduct state mandated training, and there is not enough workshop space to efficiently conduct operations.

8. How many employees will work out of the new facility?

Highway Division	8	
Vehicle Maintenance	1	
Tree, Cemeteries, Parks, & Common	5	
Water Division	<u>7</u>	
	21	Employees Total

9. What is the basis for the cost of the Facility?

There are many factors which affect the costs of a DPW facility. Many of these cost drivers are the result of building code and/or public procurement regulations which we are required to meet when designing these types of facilities (which are not required for private sector construction). Provided below is a breakdown of the project costs:

o Building Cost:	\$4,433,520 (\$155/SF)
o Industrial Equipment:	\$484,628
o Fuel System:	\$527,900
o Site Work:	\$1,800,958
o Salt Shed:	\$234,000
o Escalation & Design Contingency:	\$598,722
SUBTOTAL:	\$8,079,728 (\$283/SF)
o Soft Costs:	\$1,486,162
o Construction Contingency:	\$403,986
TOTAL COST:	\$9,969,876

Note: Soft Costs Include:

- Architect and Engineering fees (State mandated)
- Geotechnical, permitting, and environmental testing (State mandated)

- Owner's Project Manager fees (State mandated)
- Furnishings
- Communication/low voltage Systems
- Temporary facilities during construction
- Printing/advertisement fees
- Legal costs
- Commissioning (State mandated)
- Testing during construction
- Construction contingency

10. Can the facility be smaller or less expensive?

The DPW and Board of Public Works have already reviewed the initial program and have reduced the overall building size by approximately 30%. These reductions were made to help control the overall cost of the facility while still meeting the operational needs of the DPW. Furthermore, the proposed building construction type consists of a cost-effective pre-engineered metal building for the employee facilities / shops / maintenance / wash area and a tension membrane (also referred to as a fabric structure) for the vehicle/equipment storage area. These two construction types represent the most cost-effective building types available on the market for public works facilities.

11. Are there any functions that you can do without?

The functions that have been identified in the program are recommended to efficiently meet the current/future needs of the DPW, and are consistent with industry standards and what other communities are doing.

12. How long will this facility last?

50 years or more with proper maintenance. The tension membrane structure will likely require a new membrane cover in 20 – 30 years.

13. Will the facility include any “green” sustainable systems?

Sustainable design elements which contribute to a reduction in the overall building operating cost will be considered including, but not limited to, building envelope superinsulation, heat recovery units, natural lighting, low impact site development components, and destratification devices.

14. Why do the vehicles and equipment need to be stored inside?

- It is the industry standard for DPW's to park vehicles indoors from an efficiency and safety point of view.
- Storage of the vehicles and equipment in a covered storage area will protect the Town's multi-million dollar investment in vehicles and equipment extending their useful life and reducing maintenance costs.
- Interior/protected storage will allow the DPW to respond to the communities needs more efficiently allowing them to get more done for the community and ensuring

- vehicles and equipment are readily available to respond to the emergency needs of the community.
- The 2006 American Public Works Association North American Snow and Ice Conference, recommended that as part of a community's snow and ice program, "winter maintenance equipment, as well as attachments, should be stored inside. This will aid in a quicker response."
 - The Engineer for our project has been involved in more than 100 DPW facility projects over the last 20 years, and each one of these had a primary goal of storing their equipment inside, to protect the equipment and improve response times.