Town of Pembroke  
Public Works Facility  
Feasibility Study Results  

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
Public Works Responsibilities
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
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
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.
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
Non-Code Compliant and Inefficient Working Conditions

Non-Compliant Vehicle Wash Facilities
Town of Pembroke
Public Works Facility

What is Proposed
Town of Pembroke
Public Works Facility

Programming Results

Existing DPW Facility
Mattakeesett Street

Great Sandy Bottom Pond

DPW Water Division
Glenwood Road
Town of Pembroke
Public Works Facility

Programming Results

<table>
<thead>
<tr>
<th>Space Needs Assessment</th>
<th>Initial Facility Program</th>
<th>Final Facility Program</th>
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</thead>
<tbody>
<tr>
<td>Employee Facilities / Staff Support</td>
<td>5,011 SF</td>
<td>3,495 SF</td>
</tr>
<tr>
<td>Workshops / Material Storage</td>
<td>5,578 SF</td>
<td>2,318 SF</td>
</tr>
<tr>
<td>Vehicle Maintenance</td>
<td>5,433 SF</td>
<td>3,204 SF</td>
</tr>
<tr>
<td>Wash Bay</td>
<td>1,838 SF</td>
<td>1,523 SF</td>
</tr>
<tr>
<td>Vehicle &amp; Equipment Storage</td>
<td>21,546 SF</td>
<td>18,000 SF</td>
</tr>
<tr>
<td><strong>Subtotal:</strong></td>
<td><strong>39,406 SF</strong></td>
<td><strong>28,540 SF</strong></td>
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27% Reduction in space needs achieved by creating shared spaces and by the use of mezzanine storage areas
Town of Pembroke
Public Works Facility

Conceptual Alternatives Development – Mattakeesett Street Site

APPROXIMATE DEVELOPMENT AREA
Cost
## Project Cost Summary

### Town of Pembroke
### Public Works Facility

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>$4,433,520</td>
</tr>
<tr>
<td>Industrial Support Equipment (fueling, wash, maintenance equip)</td>
<td>$1,012,528</td>
</tr>
<tr>
<td>Salt/Sand Storage Structure</td>
<td>$234,000</td>
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<tr>
<td>Site Development &amp; Support Structures</td>
<td>$1,800,958</td>
</tr>
<tr>
<td>Demo of existing structures</td>
<td></td>
</tr>
<tr>
<td>DEP mandated stormwater system, site clearing, excavation, gravel borrow</td>
<td></td>
</tr>
<tr>
<td>Electrical, site lighting, paving, curbing, fencing, gates, etc.</td>
<td></td>
</tr>
<tr>
<td>Estimating Contingency &amp; Escalation</td>
<td>$598,722</td>
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**Subtotal Construction Cost:** $8,079,728

**$283/SF**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Soft Costs</td>
<td>$1,486,162</td>
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<tr>
<td>A&amp;E fees, permitting/testing, printing costs, furnishings, communications</td>
<td></td>
</tr>
<tr>
<td>Construction Contingencies</td>
<td>$403,986</td>
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</table>

**Total Project Cost:** $9,969,876
## Town of Pembroke
### Public Works Facility

### Construction Cost Comparison (Does not include soft costs)

<table>
<thead>
<tr>
<th>Description</th>
<th>Size</th>
<th>Bid Date</th>
<th>Avg Cost/SF (escalated to 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hopkinton Public Works Facility</td>
<td>42,410 SF</td>
<td>2016</td>
<td>$327</td>
</tr>
<tr>
<td>Orleans Public Works Facility</td>
<td>42,278 SF</td>
<td>2017</td>
<td>$331</td>
</tr>
<tr>
<td>Wayland Public Works Facility</td>
<td>39,869 SF</td>
<td>2014</td>
<td>$329</td>
</tr>
<tr>
<td>Boylston Public Works Facility</td>
<td>13,926 SF</td>
<td>2015</td>
<td>$338</td>
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<tr>
<td>Medford Public Works Facility</td>
<td>45,000 SF</td>
<td>2014</td>
<td>$342</td>
</tr>
<tr>
<td>Bourne Public Works Facility</td>
<td>39,040 SF</td>
<td>2014</td>
<td>$354</td>
</tr>
<tr>
<td>Norwood Public Works Facility</td>
<td>53,870 SF</td>
<td>2014</td>
<td>$358</td>
</tr>
<tr>
<td>Andover Municipal Services Facility</td>
<td>54,088 SF</td>
<td>2017</td>
<td>$371</td>
</tr>
<tr>
<td><strong>Pembroke Public Works Facility</strong></td>
<td>28,540 SF</td>
<td>Est. 2019</td>
<td>$283</td>
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</table>

**Avg. $344 / SF**

- 18% Reduction in cost by using cost effective building types
Benefits of an Improved / Code Compliant 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
Thank You