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# Town of Yarmouth New / Upgraded Public Works Facility

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Update Presentation  
August 07, 2019

Town of Yarmouth  
**New / Upgraded 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
- Questions / comments

Town of Yarmouth  
**New / Upgraded Public Works Facility**



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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
  - 240 miles of roadway
- Maintenance of storm drainage
- Roadside mowing
- Tree trimming and cutting
- Sign installation and repair
- Street sweeping
- Traffic signal repair and maintenance
- Maintenance of Town buildings
- Maintenance of DPW fleet
- Refuse and recycling and drop-off
- Engineering and survey services in support of capital improvement projects
- Septage treatment plant
- Potable water system



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



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On call 24 hours a day to handle incidents & emergencies including:

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- **Tornados**
- Removal of road hazards
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**UPDATED: Cape Cod begins to clean up after a tornado touches in Yarmouth**



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Public Works agencies are considered First Responder and the facilities must support this important role:



**Public Works**  
THE FIRST RESPONDERS WHO ARE THERE  
UNTIL THE EMERGENCY IS OVER

*“Since the Fall of 2009 DPW’s have been classified as first responders under U.S. Department of Homeland Security’s (DHS) Emergency Services Sector Coordinating Council’s Sector Specific Plan”*

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

## Town of Yarmouth **New / Upgraded Public Works Facility**

Why does the Town need a new Public Works facility?

- The existing main facility was built in 1972 and is more than 45 years old with no significant improvements or modernizations to the facility.
- The ancillary support buildings date back to the 1940's (more than 70 years old)
- Responsibilities have increased significantly over the decades along with vehicles, equipment, and staff
- The facilities no longer serves the needs of the Town and are not code compliant
- Efficiency of operations and employee safety are negatively impacted by the substandard conditions



# Town of Yarmouth New / Upgraded Public Works Facility

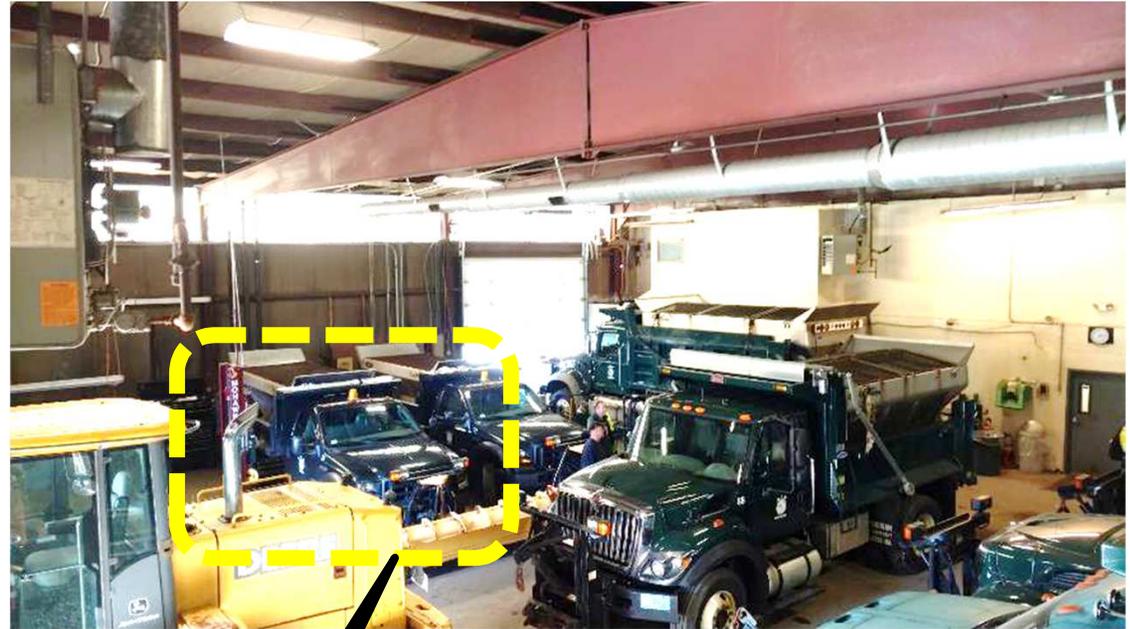
Why does the Town need a new Public Works facility?



# Town of Yarmouth New / Upgraded Public Works Facility

## Vehicle Maintenance Area

- Does not meet acceptable industry and safety standards (no separation)
- Poor ventilation - antiquated mechanical system
- Poor lighting
- Non code compliant shop clearances



*Maintenance bays and support space are undersized to safely and efficiently maintain vehicles and equipment*

# Town of Yarmouth New / Upgraded Public Works Facility

## Vehicle Maintenance Area

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- Poor ventilation - antiquated mechanical system
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*Maintenance bays and support space are undersized to safely and efficiently maintain vehicles and equipment*

# Town of Yarmouth New / Upgraded Public Works Facility

Why does the Town need a new Public Works facility?

- Vehicle and equipment types and sizes have changed significantly since the facility was constructed



*Mid-1900's era DPW vehicles*



*Today's larger multipurpose DPW vehicles*

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Existing Vehicle / Equipment Storage



*Vehicle and equipment storage area is too small to safely and efficiently store the DPW equipment*

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Existing Vehicle / Equipment Storage



*Vehicle and equipment storage area is too small to safely and efficiently store the DPW equipment*

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Existing Vehicle / Equipment Storage



*Vehicle and equipment storage area is too small to safely and efficiently store the DPW equipment*

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Existing Vehicle / Equipment Storage



Vehicles are parked inches apart to try to store as much equipment inside as possible

*Vehicle and equipment storage area is too small to safely and efficiently store the DPW equipment*

# Town of Yarmouth New / Upgraded Public Works Facility

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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Storm operations outdoors due to lack of space (unsafe and inefficient)



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Example of safe and efficient vehicle/equipment storage indoors



*Sample Photo of a Safe & Efficient Vehicle Storage Area*

# Town of Yarmouth New / Upgraded Public Works Facility

Proper storm operations indoors (safe and efficient)



# Town of Yarmouth New / Upgraded Public Works Facility

## Inefficient Working Conditions



Existing Inefficient Vehicle Wash Facilities

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Inefficient Working Conditions



Existing Inefficient Vehicle Wash Facilities

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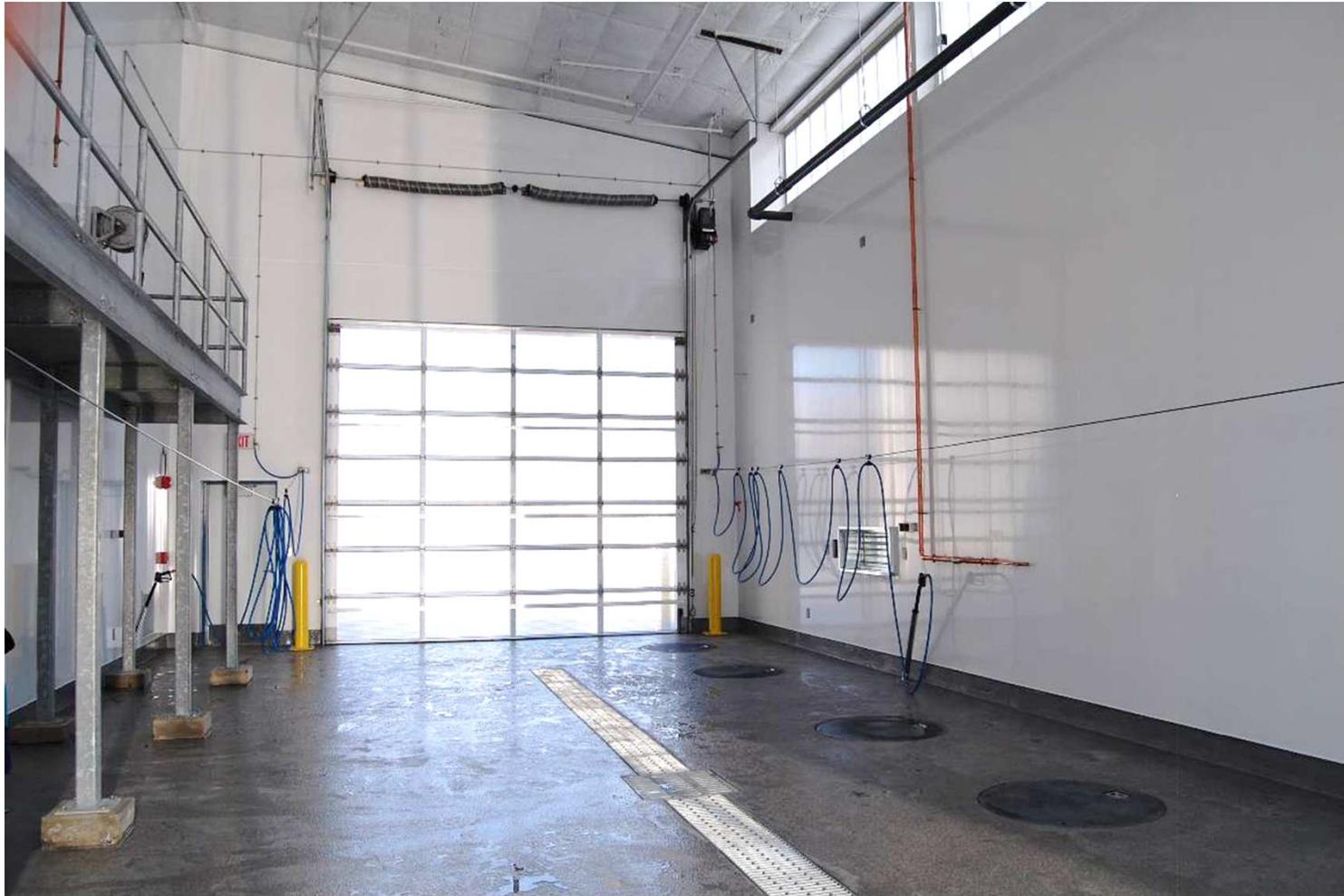
Inefficient Working Conditions



Existing Inefficient Vehicle Wash Facilities

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Sample of efficient Working Conditions



Sample Photo of a Modern / Efficient Vehicle Wash Facility - Indoors

# Town of Yarmouth New / Upgraded Public Works Facility

## Summary of Deficiencies

- The existing facilities are 45 to 70 years old with no significant improvements
- Existing buildings do not comply with today's Building Code
  - No sprinkler system
  - Inadequate egress
  - Not ADA accessible
  - No fire separation
- Toilet facilities do not meet current Plumbing Code
  - Inadequate number of fixtures
  - Inadequate facilities for male/female employees
- Building does not meet current Mechanical Code
  - Inadequate ventilation / electrical systems
  - Non-code compliant maintenance air exchanges
  - Inadequate carbon monoxide detection system
- Operational inefficiencies due to space constraints
  - Inadequate storage areas
  - Inadequate employee facilities
  - Inadequate material storage areas
  - Undersized maintenance area
  - Inadequate file storage
  - Safety concerns for staff



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Potential risks associated with substandard facilities

***Fire destroys town's public works building***  
*Officials say fire was major loss for town (WMUR  
Hopkinton NH 2012)*



**Lynnfield DPW Storage Garage  
Fire (2013)**



**Blaze destroys Henniker snow-removal  
equipment, leaving 'serious problem'**  
*(Henniker NH, Concord Monitor 2015)*



**Fire destroys more than \$1 million worth  
of equipment at Tolland DPW garage**  
*(Tolland, MA, Masslive.com 2016)*



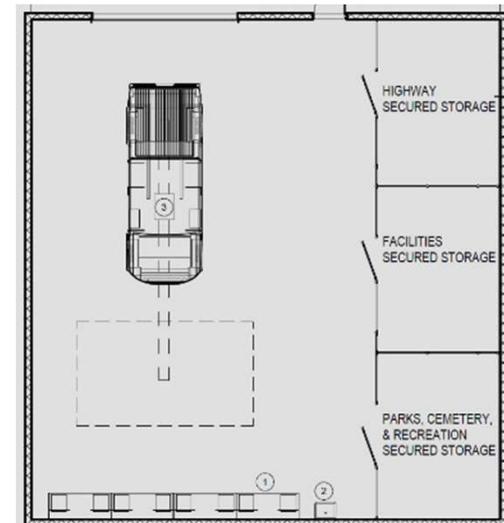
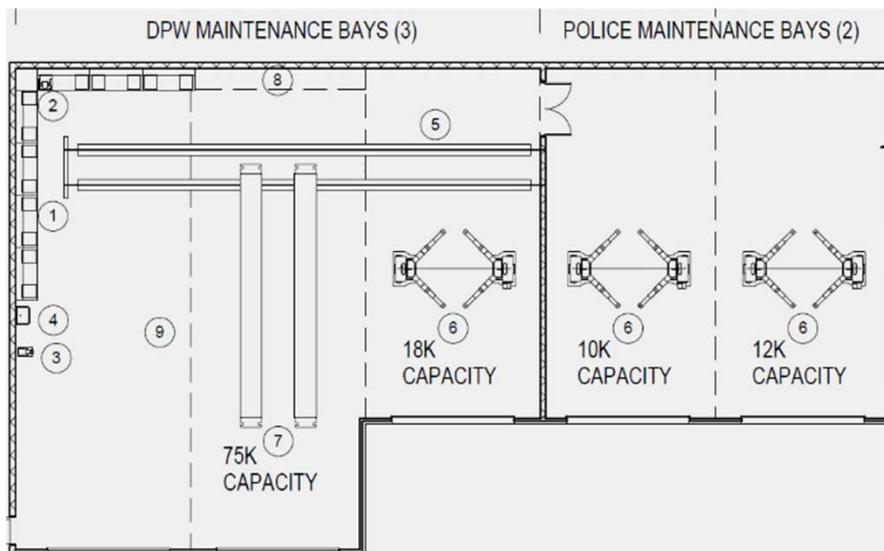
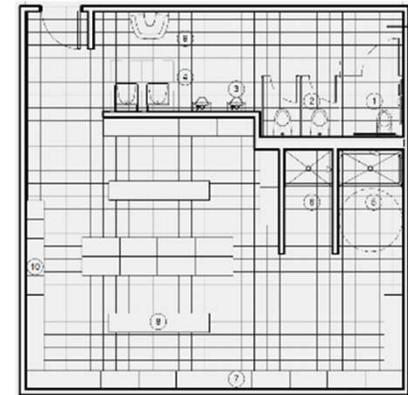
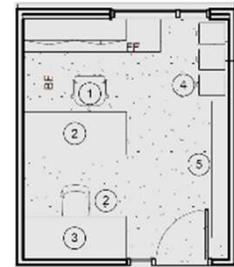
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**What is Proposed?**

# Town of Yarmouth New / Upgraded Public Works Facility

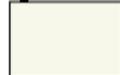
## Programming Process

- Conducted staff interviews to verify program and code requirements
  - DPW Administration/Engineering
  - Highway / Vehicle Maintenance
  - Building & Grounds
  - Police Vehicle Maintenance
- Developed a comprehensive list of vehicles and equipment
- Prepared programming sketches for each operating area



# Town of Yarmouth New / Upgraded Public Works Facility

## Proposed Floor Plan

 OFFICES & OFFICE SUPPORT  
= 3,206 SF

 EMPLOYEE FACILITIES  
= 3,643 SF

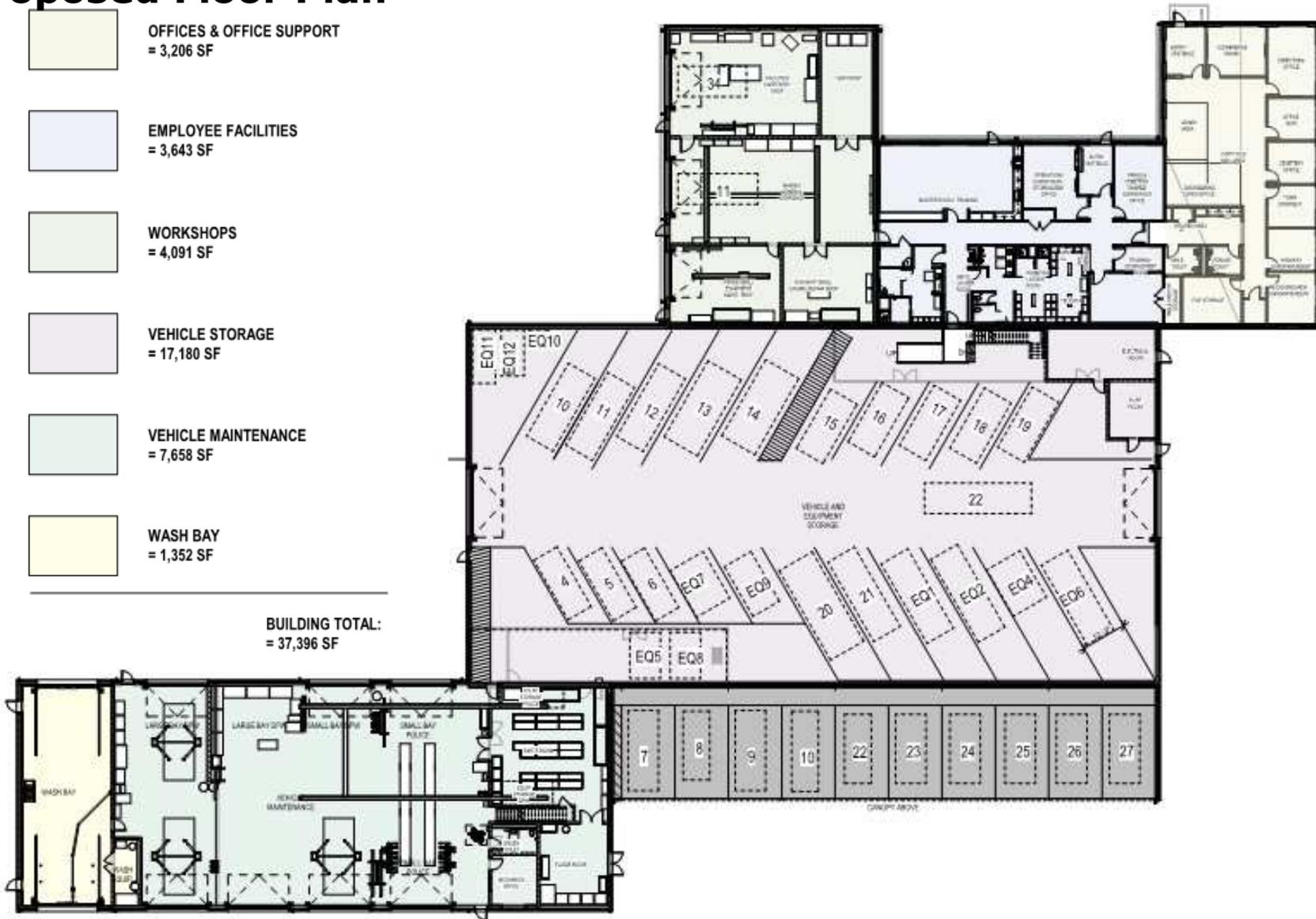
 WORKSHOPS  
= 4,091 SF

 VEHICLE STORAGE  
= 17,180 SF

 VEHICLE MAINTENANCE  
= 7,658 SF

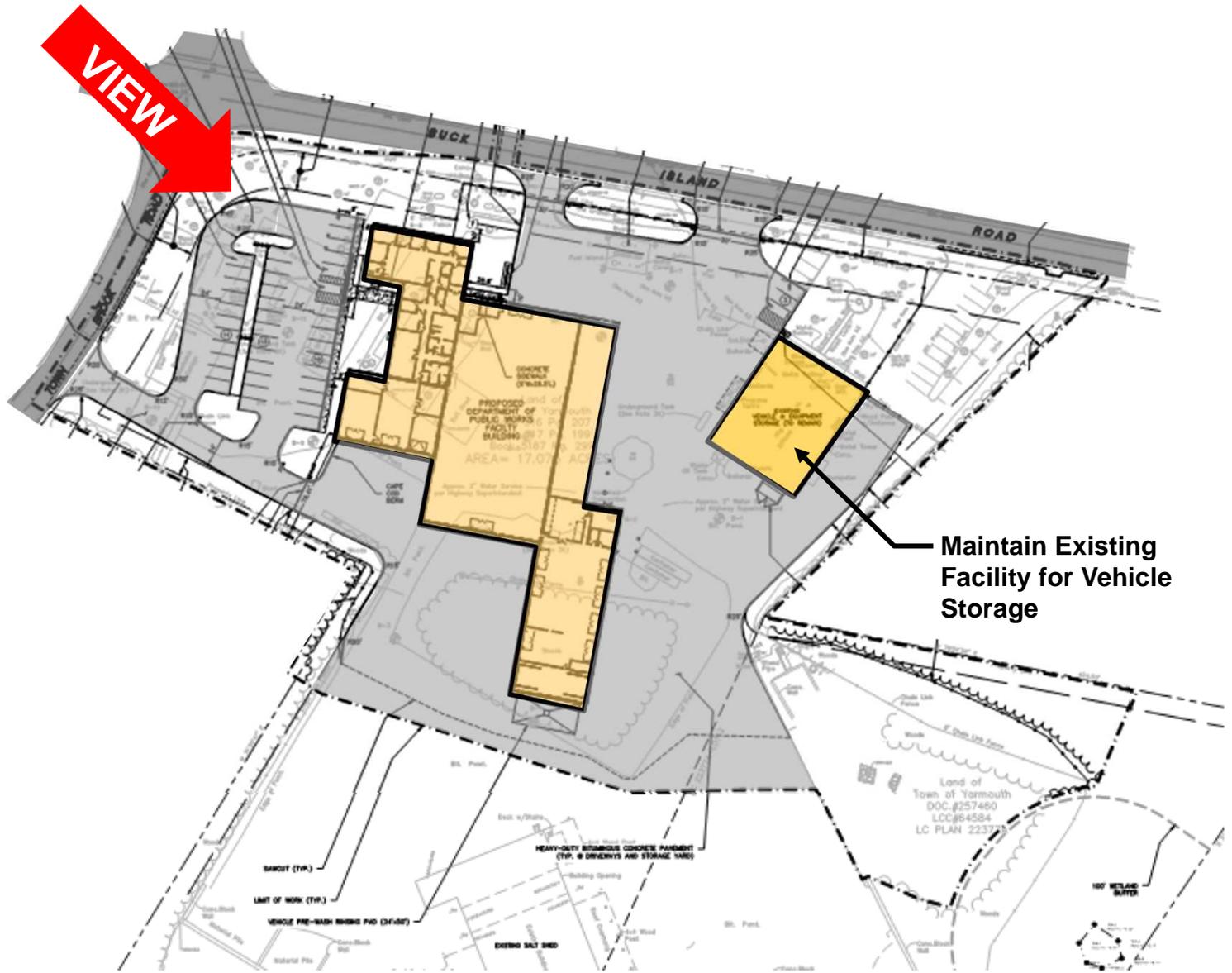
 WASH BAY  
= 1,352 SF

**BUILDING TOTAL:**  
= 37,396 SF



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Proposed Site Plan



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**Conceptual Building Rendering**

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**Anticipated Costs**

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 Project Cost Summary

	Estimate LOW BID PRICE	Estimate AVERAGE BID PRICE
Building Construction Costs	\$ 10,642,941	\$ 11,203,095
Site Development Costs	\$ 1,641,009	\$ 1,727,378
Existing Building Renovation	deferred	deferred
Estimating Contingency	\$ 368,518	\$ 387,914
Escalation	\$ 189,787	\$ 199,776
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 12,842,256</b>	<b>\$ 13,518,164</b>
Remaining Fees	\$ 750,000	\$ 750,000
Furnishings (FFE)	\$ 60,000	\$ 60,000
Communications/Low Volatage System	\$ 75,000	\$ 75,000
Temporary Facilities	\$ 50,000	\$ 50,000
Printing Cost - Advertisement	\$ 5,000	\$ 5,000
Commissioning	\$ 25,000	\$ 25,000
Abatement Allowance	(incl. above)	(incl. above)
Chapter 17 Test & Inspections	\$ 30,000	\$ 30,000
Miscellaneous Owner Costs	\$ 50,000	\$ 50,000
Construction Contingency	\$ 700,000	\$ 700,000
<b>REMAINING SOFT COSTS:</b>	<b>\$ 1,745,000</b>	<b>\$ 1,745,000</b>
<b>REMAINING PROJECT COST:</b>	<b>\$ 14,587,256</b>	<b>\$ 15,263,164</b>

\$344 - \$362  
per SF

\* Town forces to complete/fund separately some site work activities

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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> (escalated to 2019)
. Wayland Public Works Facility	39,869 SF	2014	\$378
. Medford Public Works Facility	45,000 SF	2014	\$393
. Bourne Public Works Facility	39,040 SF	2014	\$406
. Norwood Public Works Facility	53,870 SF	2014	\$410
. Boylston Public Works Facility	13,926 SF	2015	\$388
. Hopkinton Public Works Facility	42,410 SF	2016	\$376
. Andover Municipal Services Facility	54,088 SF	2017	\$398
. Orleans Public Works Facility	42,278 SF	2017	\$355
<b>. Yarmouth DPW Facility</b>	<b>37,396 SF</b>	<b>2019</b>	<b>\$344 - \$362</b>

**Average  
\$388 per SF**

**Lower cost per SF based on Town  
forces to complete/fund separately  
some site work activities**

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

# Town of Yarmouth New / Upgraded Public Works Facility

## What are the benefits?

What will an improved/code compliant facility do for the DPW and Police Maintenance?

- 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
- Creates a consolidated public works operations improving overall efficiencies for the department
- 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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**Next Steps**

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**Next Steps|**

- Complete Final Design by September 2019
- Open bids by October 2019
- Request remaining funding at November 2019 Town Meeting / Ballot
- Complete Construction by March 2021

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**Questions?**