

"DPW FACILITY"
May 3, 2017





Peter Coneen Chairman, Public Works & Natural Resources Facility Committee

DEPT. HISTORY

- 2012 Board of Selectmen vote to proceed with the implementation of a DPW & NR structure.
- April 2013 First DPW&NR Director hired.
- May 2015 DPW & NR budgets officially combined:
 - Town Office Bldgs
 - Tree Dept.
 - Shellfish / Harbormaster
 - Highway
 - Transfer Station
 - Beaches
 - Windmill

Facilities

Streetlights

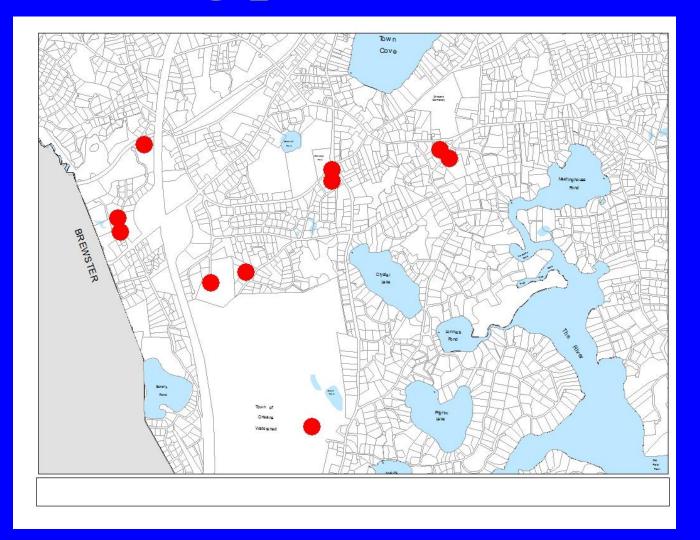
Recreation

Snow

Water Dept.

Parks

Big problem!



Our DPW is scattered all over the place!

EMPLOYEE WORK ENVIRONMENT



UNTENABLE & INEFFICIENT

OVERALL PUBLIC SAFETY



Without DPW – Fire, Police, Water...

Can't do Their Jobs

TIME DOES MATTER

• 1 Year delay costs an additional—\$510,000

• 2 Year delay costs an additional – \$1,041,000

PROJECT HISTORY

- Existing Garages constructed in 1960+/-.
- 1997 First DPW Committee Formed to explore acquiring Comm. Electric Facility on Bay Ridge Lane.
- 2009 The Second DPW Facility Committee Created
- December 2013 BOS fund \$30k for DPW&NR
 Facility Planning Study aka Needs Assessment and Conceptual Plans
- March 2014 Weston & Sampson hired and planning study begins
- October 2014 Town Meeting funds \$40k for more detailed plans and costs.

PROJECT HISTORY

- January 2015 BOS appoint New DPW Facility Feasibility Study Committee:
 - Peter Coneen, Chairman
 - Michael Smith
 - Henry Spadaccia
 - Charles "Buddy" Young, Jr.
 - Herb Kinney
- May 2015 Town Meeting Funds \$149k for Environmental Assessments and more detailed designs and cost estimates.
- May 2016 Town Mtg. funds \$900,000 for Final Design
- April 2017 Final Bids filed and UNDER estimate!

INTERESTING FACT!

- Do you know how many times we've rebuilt / renovated other Town Facilities since 1960?
 - Town Hall Twice
 - Fire Dept. Twice
 - Police Dept. Twice
 - Library Twice
 - Council on Aging Twice



Thomas E. Daley, P.E.

Director of Public Works & Natural Resources

What does the Department of Public Works & Natural Resources do for OUR community.....



Orleans DPW is one of the Town's emergency services and touches residents' lives every day by:

- Maintaining roadways, sidewalks, parks
- Collection of solid waste and recyclables
- Maintaining the Town's vehicle fleets
- Maintaining and operate public beaches
- Maintaining storm drain systems
- Ensuring proper maintenance of Town facilities
- Provide support for all Town wide activities
 - Holiday lighting
 Parks, Beaches, Field and
 Facility Scheduling
 4th of July Parade
- Annual Festivals
 Civic associations
 Weddings





Orleans DPW is one of the Town's emergency services and touches residents' lives every day by:

- Tree planting and maintenance
- Shellfish management
- Harbormaster
- Water supply and fire protection
- Recreation
- Windmill / tourists
- Sticker sales
 - Transfer Station
 - Beach
 - Shellfish





Orleans DPW&NR

....is responsible for the maintenance and repair of the some of the Town's most vital infrastructure.

The DPW is also on call <u>24 hours a day</u> to handle other unexpected problems and emergencies including:

- Snow & ice storms
- Removal of road hazards
- Repair of water breaks
- Storm cleanup
- Flooding
- Emergency facility repairs
- The support of other emergency departments – First Responder





The existing facilities were built in 1960+/- for a much different department

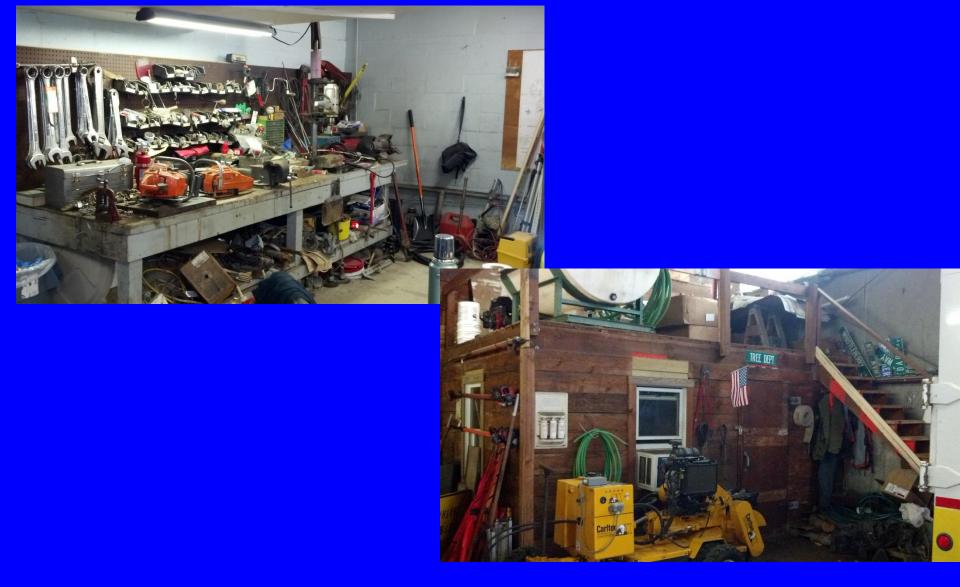




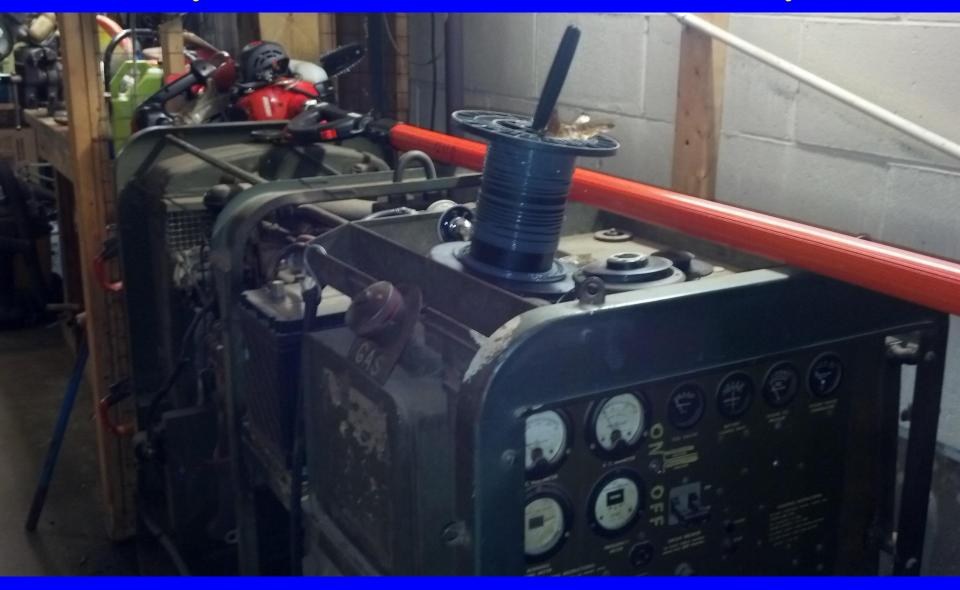
UNDERSIZED Vehicle Maintenance Support Space



INADEQUATE Employee Accomodations



INADEQUATE Functionality



JUST PLAIN OLD AND WORN OUT

WE'VE BEEN PUT ON NOTICE!

- 1998 Gaffney Architects Did the first "Conditions and Needs Report".
- Note the Common Themes!
 - Regarding Bay Ridge Lane:
- "There are numerous OSHA violations."
- "Air quality is of major concern"
- "Poor lighting, poor heating...."
- The lack of adequate work space has created numerous safety hazards."

- Regarding Bay Ridge Lane:
- "The administrative unit is in poor structural condition.
- "There is EXTENSIVE termite damage, deterioration in the wood sills and water penetrates into the floor area."
- "The lighting and electric service is inadequate and the heating system is in poor condition."

- Regarding Bay Ridge Lane:
- "The toilet, locker and shower facilities are inadequate or in otherwise poor condition.
- "The area is cluttered and a hazard on to itself."
- "Fumes from the operations area permeate into the office area."
- The space needs for the Highway Dept. "must be doubled."

- Regarding the Water Shop:
- "More significant is the fact that the dept. manager is remote for the operations which are located 2 to 3 miles away. This situation requires constant travel to the two locations and consequently is an inefficient arrangement."

- Regarding the Water Shop:
- "The facility is *too small* to house vehicle, equipment, parts, repairs and testing that is being conducted."
- "Most paramount is the fact that the pumping station is within the same structure that the vehicles are housed which is in direct violation of DEP regulations...*risk to public water supply*."
- "The entire building should be vacated."

1998

"The entire building should be vacated."

- Regarding Bay Ridge Lane:
- "HVAC is an incredible challenge in your facility."
- "...a *hodge podge* of systems, some working against each other."
- "Considerable high level of Carbon Dioxide."

- Regarding Bay Ridge Lane:
- "...areas of high moisture...."
- "There are areas where fumes and moisture can cause major problems like corroding containers and *toxic fumes*, potentially resulting in unintentional releases and *human exposure*, both *costly and extremely preventable*."

- Regarding Bay Ridge Lane:
- "...highly space challenged...."
- "The site drainage has created a *mold and mildew* problem."
- "Area of food prep is so challenged that you are storing hazardous material there."
- "There were elevated levels of CO2 and CO."

- Regarding Bay Ridge Lane:
- "There is a huge potential for human health risk from exposure to possible releases and fumes."
- "It certainly is a representation of your facility." not an "all inclusive"

1999

"There is a huge potential for human health risk from exposure to possible releases and fumes."

- Regarding Bay Ridge Lane:
- "...evidence of chronic moisture and mold."
- "...vehicle exhaust (office area) remains for long periods of time creating *chronic and situational* exposure to any employee present."
- "...corroborated by extremely high levels of CO, exceeding safe occupational levels."

- Regarding Bay Ridge Lane:
- "These areas represent significant health risks to employees."
- "Ventilation / Indoor Air Quality, Priority Immediate and VERY High."
- "Nonetheless SOMETHING needs to be done as the *employee health considerations are presently acute.*"

2009

"... the employee health considerations are presently acute."

The DPW is considered a FIRST RESPONDER and the *FACILITIES* must support this important role



The facility MUST to be designed with first responder requirements in mind!!!



Jeffrey J. Alberti, LEED-AP Program Manager



Current Site Plan



Current Site Plan



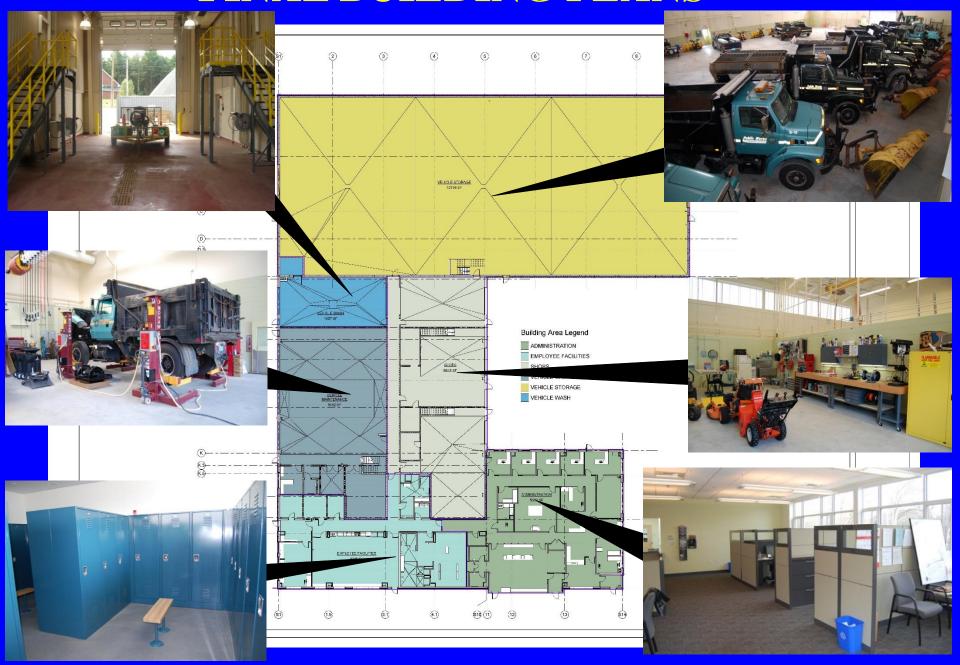
Proposed Site Plan



Proposed Site Plan



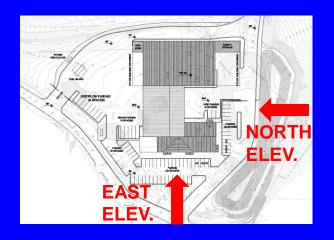
FINAL BUILDING PLANS

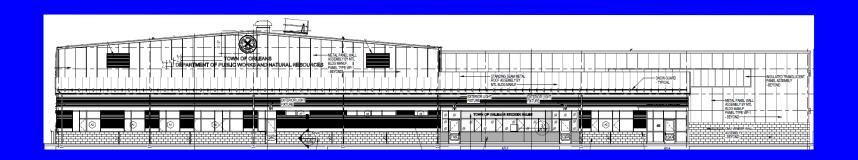


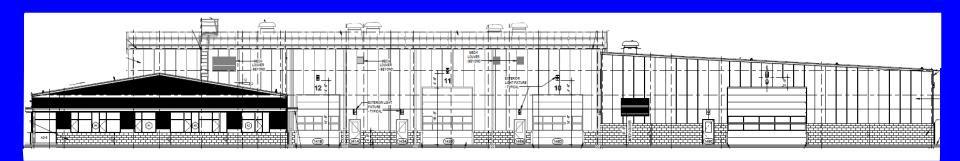
ADDRESSES ENVIRONMENTAL CONCERNS



SCHEMATIC ELEVATIONS







SCHEMATIC MODELS



SCHEMATIC MODELS



Town of Orleans DPW & NR Facility Preliminary Design

COST ESTIMATES

Cost Considerations



- Building concept was developed to provide the most efficient building configuration
- The structure is based on a cost effective pre-engineered metal building system

Pr	oject Cost Summary	1/25/17 Updated Cost Estimate
•	Building, Site and Industrial Equip. by General Contractor (inc. Salt shed)	\$11,774,000
•	Industrial Support Equipment (purchased direct by Town)	\$166,500
•	 Site Development Costs Allowances for work by Town Finish Paving, Compost Pad, Mat'l bins, Landscaping, Bldg. demo 	<u>\$144,500</u>
	Subtotal Construction Costs:	\$12,085,000
		\$286/SF
		\$314/SF (5 SIM. PROJECT AVG.)
OV	Furnishings / Technology /Radio System (purchased direct by Town) OPM Const. Admin Services A&E Const. Admin. Services Full-time Geotech Services for RAP's Commissioning / Testing & Inspection Utility Backcharges Construction Contingencies (6%)	\$225,000 \$190,000 \$340,000 \$50,000 \$55,000 \$30,000 \$600,000
	Subtotal ODC's:	\$1,490,000
	TOTAL PROJECT COST:	\$13,575,000

Work / Purchases by DPW Savings - \$499,975 (est.)

Project Cost Comparison

	<u>Description</u>	<u>Size</u>	Bid Date	Avg Cost/SF (escalated to 2017)
•	Wayland Public Works Facility	39,869 SF	2014	\$302
•	Medford Public Works Facility	45,000 SF	2014	\$314
•	Bourne Public Works Facility	39,040 SF	2014	\$324
•	Norwood Public Works Facility	53,870 SF	2014	\$328
•	Hopkinton Public Works Facility	42,410 SF	2016	\$300
•	Orleans DPW + NR Facility	42,278 SF	2017	\$286



Joseph Sullivan Program Manager



Key Project Representatives



TOWN OF ORLEANS:

- Tom Daley, DPW & NR Director
- John Kelly, Town Administrator



OWNER'S PROJECT MANAGER: DAEDALUS PROJECTS

- Richard Marks, President & Project Director
- Joseph Sullivan, Project Manager



DESIGNER: WESTON & SAMPSON

- Jeff Alberti, Program Manager
- Dan Tenney, Project Architect

Owner's Project Manager ("OPM")

OPM TASKS & RESPONSIBILITIES:

- Representative of the Town of Orleans
 - » The OPM will serve as the focal point of management and communication and oversee all parties working on a project. The OPM will have a number of responsibilities that extend through all stages of a project
- Cost Control
 - » Create/Monitor project budget, Prepare/Reconcile cost estimates, Review/Recommend actions on project invoices and change orders
- Project Schedule
 - » Create/Monitor project schedule, Consult & Advise team on appropriate schedule adjustments or revisions
- Public Process
 - » Assist and advise on process to keep public informed of project progress



Timeline: Projected Schedule & Milestones



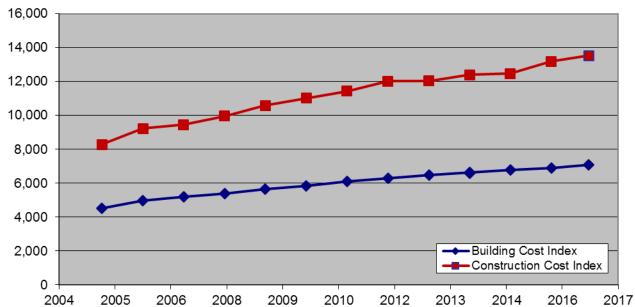




RECENT PROJECT EXAMPLES

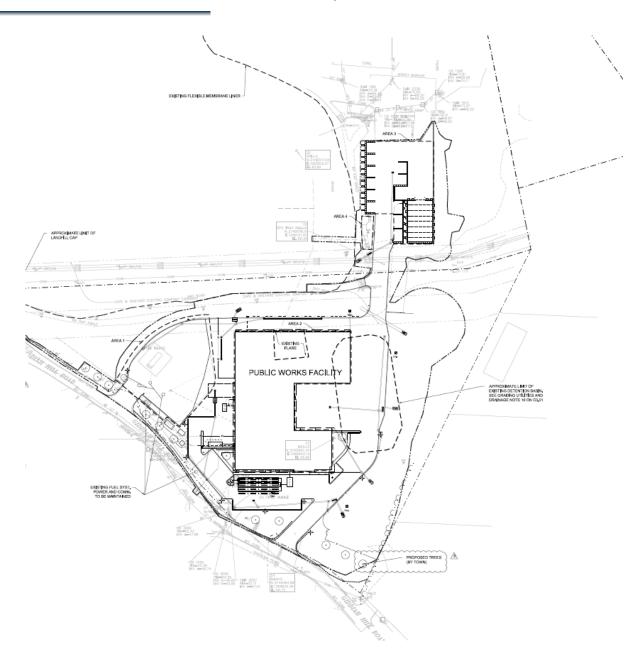
Project Name	Bid Date	Contract Amt	SF	\$ / SF
Mansfield Public Safety and DPW Municipal Complex	10/26/2016	\$27,210,000	76,500	\$355.69
Hudson Police HQ / DPW Administration building	3/16/2016	\$ 9,944,000	32,000	\$310.75
Attleboro DPW Maintenance and Storage Facility	6/24/2015	\$ 8,090,000	27,630	\$292.80
Medfield Department of Public Works	4/19/2013	\$ 6,267,000	38,805	\$161.50

CONSTRUCTION INDUSTRY COST ESCALATION: 2004 - 2016



Orleans DPW & NR Facility





ORLEANS DPW & NR FACILITY:

- New construction
- Program includes:
 - Vehicle Storage
 - Administration
 - Maintenance Shops
 - Wash Bay
 - Salt Shed
 - Assoc. Sitework
- Estimated Cost of Construction (2017):
 - \$12.1 million
 - \$279.72/SF



Peter Coneen Chairman, Public Works & Natural Resources Facility Committee

DEPT. ORGANIZATION

DPW&NR Dept. is the second biggest budget in Town!

Town Office Bldgs

• Tree Dept.

• Shellfish / Harbormaster

Highway

Transfer Station

Beaches

Windmill

Facilities

Streetlights

Recreation

Snow

Water Dept.

Parks

Total Town Budget (Proposed FY 2017):

\$31,056,397

• School Dept. (Proposed FY 2017):

\$8,782,321

• DPW & NR Dept. (Proposed FY 2017):

\$4,679,910

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