
Town of Amherst

Fall Town Meeting Warrant Article 5

Department of Public Works Facility



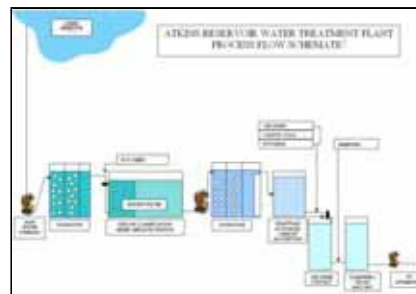
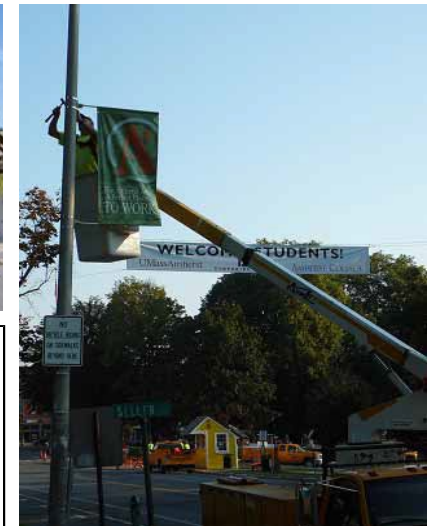
Presentation to Special Town Meeting

Fall, 2016

DPW Responsibilities

The DPW touches the lives of the residents everyday by maintaining the infrastructure that the community relies on including...

- Public roads and sidewalks
- Stormwater drainage system
- Three cemeteries
- Public shade trees
- 88 acres of town parks and recreation fields
- Street and traffic lights
- Maintenance of DPW fleet of vehicles/ equipment
- Water treatment & distribution
- Sanitary sewer collection and treatment
- Solid waste transfer and recycling facility



DPW As **First Responder**

The DPW is an active participant in emergency planning response, recovery and rebuilding.

- 24/7 on call
- Transportation access
 - Snow/ice removal
 - Road hazard clean-up
 - Emergency road closures & repairs
- Water supply
 - Maintain supply & pressure
 - Restore failures
 - Ensure quality
 - Develop temporary supply options
- Emergency building issues
- Damage assessment & prioritization
- Support & communication with other emergency departments



Why does the Town need a new Public Works facility?

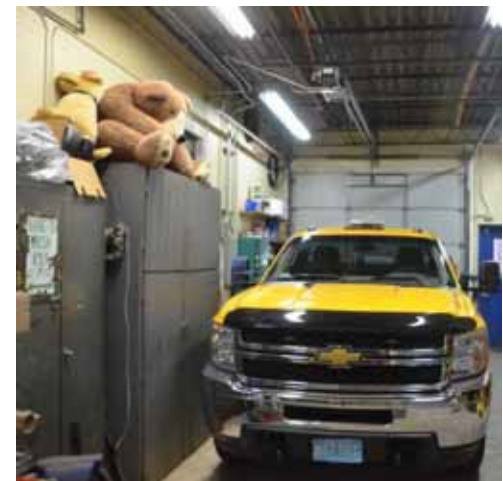
- The existing facility was built as a trolley barn around 1915 with few significant improvements in recent decades.
- Facilities have not kept pace with DPW's increased responsibilities, staff, vehicles and pieces of equipment.
- The facility is not code and safety compliant.
- Public works operations and storage are scattered throughout the community impacting the efficiency and costs.



Current DPW Facility

Partial Summary of Deficiencies |

- Buildings do **NOT** comply with Fire Code
- Restroom and locker room facilities do not meet current Code or gender needs.
- Facility does **NOT** meet Mechanical Code
- Inadequate site security
- Operational inefficiencies due to space constraints
- Safety concerns for staff
- Inadequate indoor vehicle storage & maintenance



DPW Feasibility Study

Completed March 2016

The full report can be found at

<https://www.amherstma.gov/documentcenter/view/34943>.

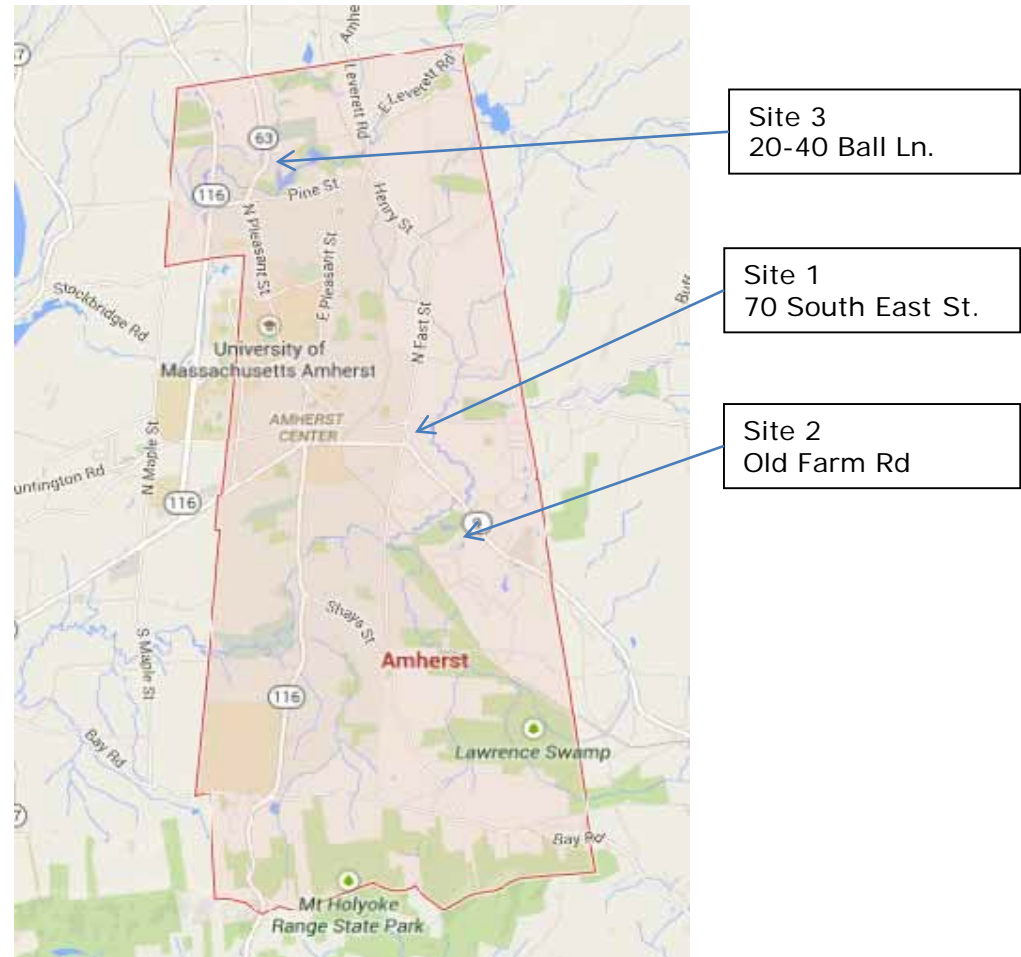
Weston & Sampson worked with Town staff and the DPW Facility Working Group to identify and evaluate 9 potential building sites.

Top 3 ranked sites:

- ❑ 70 S East St (Fort River School)
- ❑ Old Farm Rd
- ❑ 20-40 Ball Ln

Also:

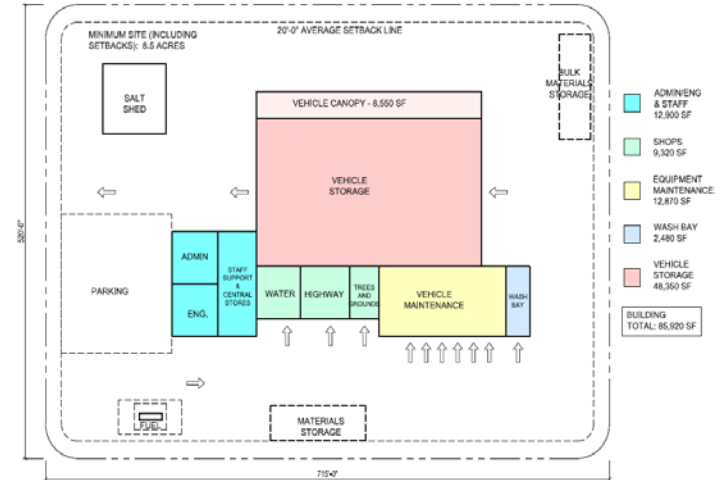
- ❖ Interviewed DPW Staff
- ❖ Conducted Space Needs Assessment
- ❖ Provided programming sketches of each operation



Feasibility Study

Site Evaluation

Test-fit each site using a generic DPW building and site plan concept



Estimated Cost for Design & Construction
(79,000 SF facility)

| Description | Site 1 (Fort River School) | Site 2 (Old Farm Road) | Site 3 (Ball Lane) | Partial Renovate / New Construction | Unconsolidated (3 Sites) |
|----------------------------|-------------------------------|---------------------------|-----------------------|--|-----------------------------|
| Construction Costs | \$ 29,647,470 | \$ 30,608,684 | \$ 30,256,544 | \$ 29,405,782 | \$ 33,620,056 |
| Cost/SF | \$ 375 | \$ 387 | \$ 382 | \$ 375 | \$ 406 |
| Soft Costs & Contingencies | \$ 7,411,868 | \$ 7,652,171 | \$ 7,564,136 | \$ 7,351,445 | \$ 8,405,015 |
| TOTAL PROJECT COSTS | \$ 37,059,338 | \$ 38,260,855 | \$ 37,820,680 | \$ 36,757,227 | \$ 42,025,071 |

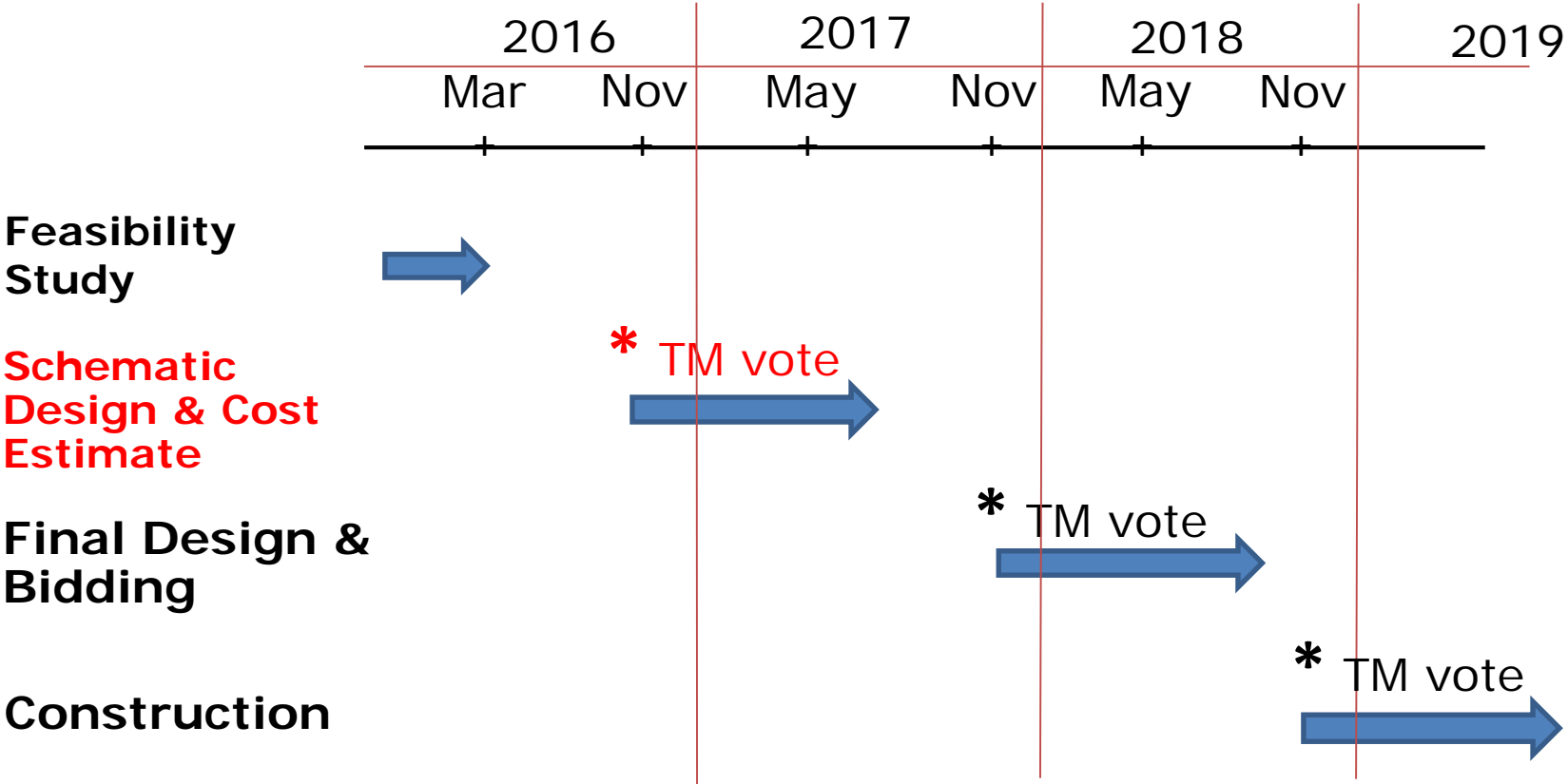
More accurate estimates will be available with proposed partial Schematic Design.

What are the benefits of new facility

- Code compliant and safe work environment for employees
- Protect vehicles and equipment from effects of outdoor storage, extending their useful life
- More efficient work space and quicker response times – vehicles and equipment are easily accessible
- Consolidated DPW results in cost effective operations
- Ends need to invest money in existing substandard facility



Anticipated Project Phases



Next Step – Fall 2016 TM Warrant Article

Fund Partial Schematic Design Phase – \$350,000

Once funds are approved, the Town will contract with a consultant to prepare the schematic design for a new DPW facility. The scope of work would include:

- **Site-specific analysis** involving existing conditions, environmental and geotechnical investigations and a Traffic Impact Assessment
- Partial **schematic building design** including drawings of sufficient detail to show all interior spaces, exterior spaces and operational adjacencies
- **Design narratives** for civil/site, sewerage disposal systems, storm water collection systems, geotechnical/foundation, structural, mechanical (HVAC and plumbing), electrical and fire protection
- A detailed **construction cost estimate**
- **Public outreach and education**

The goal is to advance the design so that Town Meeting could see a comprehensive plan and detailed cost estimate in 2017.

Questions?