

# Montague Proposed DPW FAQ

Prepared by the Public Works Facility Planning Committee

## 1. What does the DPW do for the community?

Montague DPW touches the lives of residents every day by maintaining the Town's most vital infrastructure including 108 miles of roadways, 7 town buildings, 5 parks, the municipal sewer and storm water system 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
- Cleanup after automotive accidents
- Flooding
- Pothole repair
- Street sign repair / replacement
- Support to other public safety departments

## 2. Why does Montague need a new DPW facility?

The existing facility at 500 Avenue A was built in 1959. The facility is undersized for a modern DPW and has significant physical problems, including structural issues, ventilation, and a long list of required repairs. The current facility does not comply with today's building codes.

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.

## 3. Can the existing facility be updated to suit DPW needs?

The existing facility was constructed 60 years ago. It is undersized and has numerous deficiencies that need to be addressed. 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 also contribute to unnecessary damage to vehicles. The current site exposes the town to a potential sudden fiscal & operations crisis should a system fail or building, electrical, plumbing, health, or worker safety code compliance be enforced. There is no room to expand on site and portions of the DPW's fleet are stored on a private lot across from the DPW.

#### 4. What does the current facility lack?

- The building has exceeded its useful life
- The building is undersized and cannot support the operations of the DPW
- The employee support spaces (locker/shower/toilet facilities, break room ) are undersized and inadequate to meet the basic plumbing code.
- The facility has inadequate/ non-compliant carbon monoxide detectors, air exchanges, ventilation, egress, fire separation and lacks a sprinkler system.
- 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 facility is not equipped with proper vehicle lifts, and the maintenance bay areas do not have enough vertical clearance to support a vehicle lift.
- As mentioned above there are significant physical problems with the facility including structural issues.
- There is insufficient vehicle storage space, requiring portions of the fleet to be stored on private property

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

	<b>Original Proposal April 2016</b>	<b>Current Proposal January 2018</b>
<b>Administration Area –</b> (offices)	<del>2,180 SF</del>	1,185 SF
<b>Employee Facilities –</b> (locker rooms, staff room, etc)	<del>2,367 SF</del>	2,432 SF
<b>Workshops and Material Storage</b> Shared General Workshop	<del>3,315 SF</del>	1,834 SF
<b>Vehicle Maintenance</b>	<del>7,659 SF</del>	4,219 SF
<b>Vehicle Wash</b>	<del>1,591 SF</del>	1,050 SF
<b>Vehicle and Equipment Storage</b>	<del>15,461 SF</del>	14,773 SF
<b>Total</b>	<del>32,575 SF</del>	25,502 SF (-22%)

## **6. How big is the current facility?**

The garage at 500 Avenue A is 13,175 square feet. This is not inclusive of the Town Hall Annex bays and storage shed.

## **7. Why does the DPW need more space than you currently have?**

We currently lack space in the most critical of 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 not a separate code compliant area to wash vehicles. The undersized break 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. The proposed facility consolidates operations at Town Hall Annex as well as 500 Avenue A.

## **8. Can the facility be smaller than proposed?**

Over the past year the Public Works Facility Planning Committee and designers have done extensive review of the program and design of the proposed building. That review had reduced the building square footage by 22%. The proposed facility design meets the needs of the current DPW without excessive space or equipment needs. The Committee has determined that a smaller facility will be unfit for program delivery on day 1.

## **9. 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.

## **10. How many employees will work out of the new facility?**

There is currently 20 staff at the Department of Public Works.

Office/Administration- 3  
Mechanics- 2  
Workforce- 12  
Grounds maintenance- 3

Staffing is not expected to change for the new facility, although it will be designed to accommodate up to 25 staff. All staff will work out of the new facility.

## 11. How many vehicles and pieces of equipment does the DPW maintain?

The DPW maintains a fleet of 32 vehicles and 30 pieces of large equipment. ( lawn mowers, construction equipment, etc). This number does not include small equipment such as chain saws, snow blowers, small lawn mowers, and other similar items, that are also maintained by the DPW.

## 12. Where is the facility proposed?

The facility is proposed to be located adjacent to the Public Safety Complex on Turners Falls Road. The property is currently municipally-owned and easily developable. There are efficiencies to be gained from a more geographically centralized location adjacent to the police and fire departments.

## 13. What is the basis of the cost for the facility?

Today the project total is estimated at \$11.1 million. Provided below is a breakdown of the project costs:

\$7,770,424	Building Construction and Site Development:
\$2,238,825	Soft Costs:
<u>\$1,137,512</u>	<u>Project Contingency and adjustments:</u>
\$11,146,762	Total Project Cost:

Soft Costs Include:

- Architect and Engineering fees
- Owner's project manager fees
- Geotechnical, permitting, and environmental testing
- Furnishings
- Communication/low voltage Systems
- Printing/advertisement fees

## 14. How long will this facility last?

The building is designed for a lifespan of at least 50 years.

## **15. Will the facility include any “green” sustainable systems?**

The design team, along with the PWFPC has discussed many options for “green” or sustainable technologies and how they can be incorporated in the proposed facility. The proposed facility will be 20% more efficient than the current facility. The design includes the following “green” technologies:

- The building is designed with “southern” facing windows to maximize solar gain to the interior of the building.
- Photo Voltaic Panels: The proposed design has accounted for a structural load to accommodate solar panels to the roof of the proposed facility should the town wish to pursue adding.
- Insulation and thermal barrier design has exceeded required codes.

## **16. Why do the vehicles need to be stored inside?**

The DPW currently stores most of its fleet indoors, although vehicles are stacked too closely for maintenance, and limit ease of access and deployment of

Below are examples of the negative impacts associated with vehicle storage in unheated spaces:

- Cold storage results in the fuel becoming more viscous. This contributes to no-start conditions as well as generates an excessive amount of exhaust due to incomplete combustion of the fuel source.
- Vehicle warm-up times will be increased dramatically resulting in an increase in non-productive labor. It is estimated that the warm-up time will be increased by 15 to 20 minutes per vehicle each day based on actual field tests.
- Any vehicle with a water source will need to be drained and filled each day resulting in an increase in non-productive labor.
- Condensate in the air tanks for the vehicle compressed air braking systems can potentially freeze requiring the tanks to be defrosted prior to operating.
- Cold storage results in the hydraulic oil becoming more viscous. This overstresses hydraulic pumps which in turn damages or reduces the life expectancy of the pumps.
- Increase in response times due to no start conditions and increased warm-up periods.
- Snow pack on vehicles will not melt. This requires vehicles to be “defrosted” before vehicles are placed back into service or before maintenance activities can be performed.
- Vehicles that are stored indoors can remain in service 3 years beyond those stored outdoors

## 17. How does the Montague DPW compare to other DPWs?

Comparison among other pre-engineered DPW Facilities in similar communities

	Road Miles	Pop.	Size (SF)	Bid Date	Avg Cost per SF (escalated to 2018)	Avg Bid price
Bourne	103	19,754	39,040	2014	\$340	\$11,063,598
Boylston	51	4,355	13,926	2015	\$311	\$3,935,419
Deerfield	82	5,125	15,558	2014	\$402	\$5,214,000
<b>MONTAGUE</b>	<b>108</b>	<b>8,437</b>	<b>25,503</b>	<b>2018</b>	<b>\$349</b>	<b>\$8,907,937</b>

Average bid costs do not include soft costs (engineering fees, owner's project manager)

## 18. What will happen to the existing DPW building and land parcel?

Once construction is completed and the DPW relocates to new facility the property and building at 500 Avenue A will return to the control of the town. It will no longer be used for DPW purposes and is proposed to be sold as a commercial redevelopment site.

The butler storage building and annex at town hall that is used by the parks and grounds crew will also return to the control of the town. The community will decide whether to repurpose that area into another municipal use or market it as a riverfront redevelopment site that will advance economic development in downtown.

## 19. What is the overall construction schedule?

Exact schedules and durations will need to be produced after award to a contractor and commencement of construction. The estimated schedule has 14 month construction duration from commencement to completion. If approved we expect construction to commence by summer 2019.

## **20. What will the project cost me?**

Assuming the Town secures a 30 year bond to finance the project, it will cost the average homeowner approximately \$150 per year for a house valued at \$198,000 (the median house value in Montague) for a 30 year period.

## **21. What risks could face the town if the DPW project does not pass town vote?**

There are many reasons provided in the Q and A as to why our DPW needs a new facility. If the project does not pass the following challenges could be faced by the town:

- The DPW will still desperately need a new facility for proper working conditions.
- Immediate need of renovation work to existing building will be required.
- Town's investment of \$60,000 in feasibility studies will be lost.
- New design funding will be needed for code alterations to existing facility.
- Additional funding will be needed for another bid / proposal process for town meeting 2019.
- Construction costs can expect to increase by a minimum of 3-5\$ per year.
- Interest rates of lending to town are expected to increase.

## **22. Who are the Public Works Facility Planning Committee?**

The PWFPC is an appointed committee serving the town and selectman. They have been working on this project since December 2015. It is a design review committee consisting of 6 town resident volunteers. Together the PWFPC has a combined experience of over 100 years in construction, site development, and facilities maintenance. Three of the members were on the Building Committee for the Public Safety Complex that was constructed in 2009.