

BALLOT QUESTION FACT SHEET PUBLIC WORKS ADMINISTRATION BUILDING AND STORAGE GARAGE

Ayer Department of Public Works

Project Description

This project is the first phase of a 6 year DPW Facility upgrade plan. It includes construction of an Operations / Administrative Building and a Vehicle / Equipment Storage Garage. The DPW Facility Plan was developed by the DPW Superintendent to provide a cost effective and phased program, meeting the long term needs of the Town without the cost of a complete new facility (\$16M to \$18M).

Why Does the DPW Need These Buildings?

The Ayer Department of Public Works is a critical operation in the Town. The DPW operates and maintains public utilities including water, sewer and stormwater and maintains the roads, building grounds and snow and ice removal and Solid Waste Disposal. The DPW responds to emergencies and is available 24 /7. The DPW facilities are aging and in need of replacement and /or upgrades.

The DPW currently stores vehicles and equipment in various structures including an open shed (with a leaky roof), the old wastewater tank, the old pumping station and outside. This results in delayed response times, equipment deterioration, potential vandalism and inefficient operations.



Based on the DPW Facilities Study, DPW has approximately 17,000 SF and should have between 34,000 and 41,000 SF.

The Engineering and Administrative staff lack meeting space, conference room, file storage and equipment storage. Basically we have two rooms for 5 people and the public to share with no private conference room. Construction of a

new Operations and Administration office will provide better service to the public, meeting space and room for growth. AND the existing Administration space will be used for the Highway Division.

What Are the Alternatives?

A detailed needs and alternatives study was completed in 2015 and this memorandum summarizes the proposed plan and recommends a phased approach to implementing this important town project. The study looked at three alternatives that ranged from \$16M to \$18M. Knowing that this approach would cost too much for the Town, the DPW Superintendent used the data in the report and developed a more cost effective phased approach.

What Are the Benefits of These Projects?

The Ayer DPW has gotten all we can out of the existing facilities. The new facilities are the initial phase of a five year plan. The new DPW facilities will:

- Improves public works operations and overall efficiencies for the department
- 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

What Is This Going To Cost And How Much Will It Impact My Taxes?

The Ayer DPW realizes that these two buildings are a major investment for the Town. The Ayer DPW plan results in a more cost effective program to upgrade the Town's DPW facilities. These structures will be functional, efficient and durable. The DPW engineering staff will handle most of the design, bidding and construction, which will save between 10% and 15% of the project costs.

The Administration Building will be modular building built on the DPW site, sharing parking, water, sewer and gas utilities with the existing buildings. The DPW will engineer and bid these projects with some minor costs for architectural and electrical design.

The Highway garage will be a pre-engineered metal building, minimally heated to keep equipment dry and prevent freezing. This is similar to the DPW Water Division Garage that is currently under construction.

The estimated costs are \$900,000 for the Administration Building and \$750,000 for the Highway Storage Garage. This amount would add \$22 to the average FY2018 residential tax bill in Ayer.

